

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, JANUARY 19, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	TIF #1 – Board of Directors Meeting - City Council Chambers
Immediately Following	Call to Order of City Council Meeting - City Council Chambers
Immediately Following	Executive Session - City Council Conference Room
7:30 p.m.	Regular Meeting - City Council Chambers

CALL TO ORDER: Immediately Following TIF #1 Board of Directors Meeting
- City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. – City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Chairman B.J. Wilson

PRESENTATIONS

2. Mayor Tate to recognize Grapevine High School Tennis team for winning the State Championship.

3. Mayor Tate to recognize Grapevine High School Girls Cross Country team for winning the State Championship.

JOINT PUBLIC HEARINGS

4. Conditional Use Permit **CU15-47** (Grapevine Cricket Fields) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bannister Engineering requesting a conditional use permit to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex to include cricket batting cages and future tennis courts and volleyball courts on twenty acres. The subject property is located at 3451 Foxfire Lane is zoned “RA” Recreational Amusement.
5. Conditional Use Permit **CU15-48** (Blue Goose Cantina) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Blue Goose Cantina to amend the previously approved site plan CU05-27 SPRC, CU02-43 (Ordinance No. 2002-79) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the floor plan, building elevations, and to allow outside dining and outdoor speakers in conjunction with a restaurant. The subject property is located at 2455 East Grapevine Mills Circle and is zoned “CC” Community Commercial District.
6. Conditional Use Permit **CU15-49** (Wise Guy’s Pizzeria) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Wise Guy’s LLC to amend the previously approved site plan CU14-39 (Ordinance No. 2014-65) for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only) outside dining and outdoor speakers, specifically to allow off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant. The subject property is located at 322 South Park Boulevard and is zoned “CC” Commercial District.
7. Historical Landmark District **HL15-06** (517 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anne Somerfeld requesting designation as a Historic Landmark Subdistrict. The subject property is located at 517 East Worth Street and is zoned “R-7.5” Single Family Residential.
8. Historic Landmark District **HL15-08** (318 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Laura Hoffman requesting designation as a Historic Landmark Subdistrict. The subject property is located at 318 East Worth Street and is zoned “R-7.5” Single Family Residential.

9. Historic Landmark District **HL15-09** (511 Estill Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Copper Street Homes requesting designation as a Historical Landmark Subdistrict. The subject property is located at 511 Estill Street and is zoned “R-7.5” Single Family Residential.
10. **Final Plat** of Lots 1R and 2R, Block 1, Eggers Addition being a replat of Lots 1, 2, and 3, Block 1, Eggers Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Anna C. Blackwell. The subject property is located at 3215, 3219, and 3223 Wintergreen Terrace and is zoned “R-20” Single Family Residential.

END OF JOINT PUBLIC HEARINGS

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor to consider published agenda items.

City Council to remain in session in the Council Chambers to consider published business.

CITIZEN COMMENTS

11. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATIONS

12. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

13. Consider appointing John Levitt, PE and Keith Hamilton, PE to the five member Impact Fee Advisory Committee and take any necessary action.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

14. Consider a **resolution** authorizing a professional services contract for medical control services from BEST EMS. Fire Chief recommends approval.

15. Consider the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code. Chief Financial Officer recommends approval.
16. Consider renewal of an annual contract for office supplies with Office Depot, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN). Chief Financial Officer recommends approval.
17. Consider a **resolution** for the purchase of a demo spin and relief reel grinder from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Golf Director recommends approval.
18. Consider award of contract 434-2016 to Terracare Associates for Grounds Management Services. Parks and Recreation Director recommends approval.
19. Consider a **resolution** authorizing the purchase of a vacuum truck from Virginia Truck Center through an Interlocal Membership Agreement with the National Joint Powers Alliance (NJPA). Public Works Director recommends approval.
20. Consider a **resolution** authorizing the purchase of a tandem dump truck from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Public Works Director recommends approval.
21. Consider award of an informal request for quote for a polymer mixing system for the Public Works Department from IPM Systems. Public Works Director recommends approval.
22. Consider the minutes of the January 5, 2016 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

23. Conditional Use Permit **CU15-47** (Grapevine Cricket Fields) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
24. Conditional Use Permit **CU15-48** (Blue Goose Cantina) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

25. Conditional Use Permit **CU15-49** (Wise Guy's Pizzeria) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
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28. Historic Landmark District **HL15-09** (511 Estill Street) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
29. **Final Plat** of Lots 1R and 2R, Block 1, Eggers Addition being a replat of Lots 1, 2, and 3, Block 1, Eggers Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 15, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks, City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 19, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Public Hearings - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room

CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION

1. Planning & Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda; No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

JOINT PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner B.J. Wilson

2. Conditional Use Permit **CU15-47** (Grapevine Cricket Fields) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Bannister Engineering requesting a conditional use permit to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex to include cricket batting cages and future tennis courts and volleyball courts on twenty acres. The subject property is located at 3451 Foxfire Lane is zoned "RA" Recreational Amusement.
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END OF JOINT PUBLIC HEARINGS

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor to consider published agenda items.

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) - Planning and Zoning Commission Conference Room

NEW BUSINESS

9. Conditional Use Permit **CU15-47** (Grapevine Cricket Fields) – Consider the application and make a recommendation to the City Council.

10. Conditional Use Permit **CU15-48** (Blue Goose Cantina) – Consider the application and make a recommendation to the City Council.
11. Conditional Use Permit **CU15-49** (Wise Guy's Pizzeria) – Consider the application and make a recommendation to the City Council.
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13. Historic Landmark District **HL15-08** (318 East Worth Street) – Consider the application and make a recommendation to the City Council.
14. Historic Landmark District **HL15-09** (511 Estill Street) – Consider the application and make a recommendation to the City Council.
15. **Final Plat** of Lots 1R and 2R, Block 1, Eggers Addition being a replat of Lots 1, 2, and 3, Block 1, Eggers Addition – Consider the application and make a recommendation to the City Council.
16. Consider the minutes of the December 15, 2015 Planning and Zoning Commission meeting.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

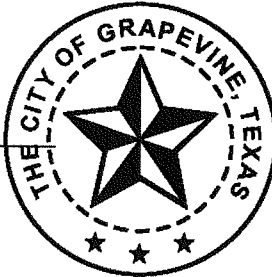
ADJOURNMENT

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In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 15, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



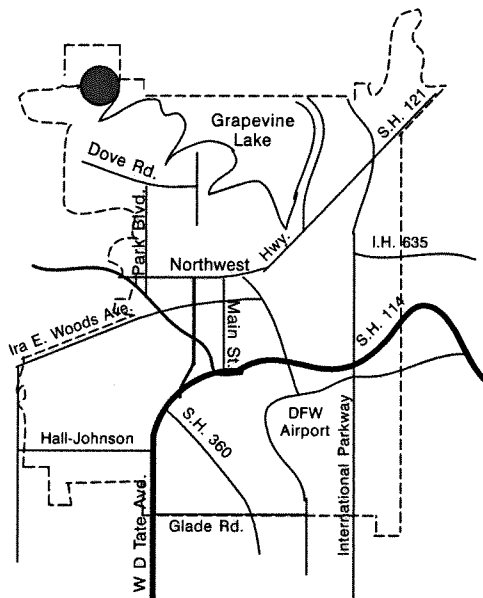
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-47, GRAPEVINE
CRICKET FIELDS

APPLICANT: Thiru Kumaran



PROPERTY LOCATION AND SIZE:

The subject property is addressed as 3451 Foxfire Lane and is proposed to be platted Lot 1, Block 1, Grapevine Cricket Fields Addition. The site contains approximately 20 acres and has approximately 1,752 feet of frontage along Foxfire Lane.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a Conditional Use Permit to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex on approximately 20 acres.

In the fall of 2000 a zone change request was approved on the subject site and surrounding 63.2 acres along Foxfire Lane rezoning the property from "R-20" Single Family District to "RA" Recreational/Amusement District. In the fall of 2015, staff approved administratively a site plan for an outdoor cricket facility which included three cricket fields, a wicket practice area and a 1,600 square foot men's/women's dressing room and storage building, covered viewing area, and associated parking. With this request, the applicant

proposes to illuminate one of the cricket fields (the southernmost of the three) with four stadium lights which are 90-feet in height; a wicket practice area along the northern property boundary will also be illuminated by four light standards that are 30-feet in height. In lieu of bleacher seating, a 9,600 square foot tent/canopy that can accommodate 450 spectators will be located within the center of the three practice fields. This canopy is 38-feet in height which exceeds by three feet the maximum permitted height of 35-feet. With approval of a conditional use permit, the 38-foot canopy height may be allowed.

Lighting levels at the southwest, west and northwest property lines adjacent to the residential zoning meet the allowed lighting levels of 0.2 footcandles. The total parking provided is 98 spaces—95 spaces are required. At some point in the future the applicant plans to add 16 additional parking spaces providing a total of 114 spaces on site. No parking signs will be permanently installed along Foxfire Lane to discourage parking on the street.

PRESENT ZONING AND USE:

The property is currently zoned “RA” Recreational Amusement District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was annexed into the City of Grapevine as part of an approximate 300 acre annexation from the City of Southlake and the Corps of Engineers which was approved by Council on November 2, 1993 (Ord. 1993-49). This property received the “R-20” Single Family Designation upon annexation. Some of the property is unplatted and vacant with some single-family homes and Lonesome Dove Ranch. Property to the northwest received Zone Change Case Z01-01 (Ord. 2001-13) approved on February 20, 2001, changing the site zoning to “R-5.0” Zero Lot Line District with deed restrictions requiring all on site development to comply with the regulations of “R-7.5” Single Family District. Zone Change Z99-22 (Ord. 2000-113) and Conditional Use Permit CU00-54 (Ord. 2000-121) were approved on November 7, 2000, changing the zoning on the subject property to from “R-20”, Single Family District to “RA” Recreation/Amusement District and approving a conditional use permit for on-premise consumption of alcoholic beverages (beer, wine and mixed drinks) in conjunction with the operation of an existing recreation/amusement based business (Ranch of Lonesome Dove).

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“RA”, Recreational/Amusement District and “R-7.5” Single Family District, Lonesome Dove and Lakeview Estates
SOUTH:	“RA”, Recreational/Amusement District and “R-12.5” Single Family District undeveloped and Cannon Homestead
EAST:	“RA”, Recreation/Amusement District – Ranch of Lonesome Dove

WEST: "R-20", Single Family District – unplatted single family homes

AIRPORT IMPACT:

The subject tract is not located within any of the noise zones as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map.

MASTER PLAN APPLICATION:

The Master Plan designates the subject site as Recreational Amusement. The proposed development does comply with the Recreational/Amusement designation.

THOROUGHFARE PLAN APPLICATION:

Foxfire Lane is not list on the Thoroughfare Plan.

/at



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
Thiru Kumaran

Street address of applicant / agent:
217 Creekside Lane

City / State / Zip Code of applicant / agent:
Coppell, TX 75019

Telephone number of applicant / agent:
(512) 468-1711

Fax number of applicant/agent

Email address of applicant/agent
kenny@txcricket.com

Mobile phone number of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of subject property
3420 Foxfire Lane

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Lot 1 Block 1 Addition Grapevine Cricket Fields Addition

Size of subject property
18.929

Acres 824,535

Square footage

Present zoning classification:
RA

Proposed use of the property:
Cricket Fields

Circle yes or no, if applies to this application

Outdoor speakers Yes ☒ No

Minimum / maximum district size for conditional use request:
Minimum lot size 8,000 sq. ft.

Zoning ordinance provision requiring a conditional use:
Section 30

PART 3. PROPERTY OWNER INFORMATION

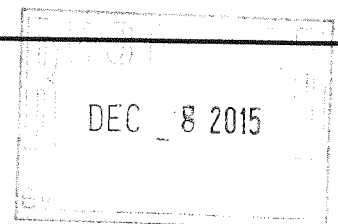
Name of current property owner:
Texas Cricket Academy

Street address of property owner:
217 Creekside Lane

City / State / Zip Code of property owner:
Coppell, TX 75019

Telephone number of property owner:
(512) 468-1711

Fax number of property owner:



- ☐ Submit a letter describing the proposed conditional use and note the request on the site plan document
- ☐ In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- ☐ In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- ☐ Application of site plan approval (Section 47, see attached Form "B").
- ☐ The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- ☐ All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- ☐ All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- ☐ Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- ☐ I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Thiru Kumaran

Print Applicant's Name:

Applicant's Signature:

SIGN HERE

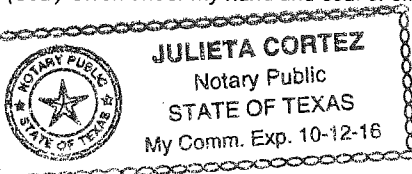
The State of Texas

County Of Dallas

Before Me Julieta Cortez on this day personally appeared Thiru Kumaran
(notary) (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8 day of December, A.D. 2015.



Julieta Cortez
Notary In And For State Of Texas

Thiru Kumaran

Print Property Owners Name:

Property Owner's Signature:

SIGN HERE

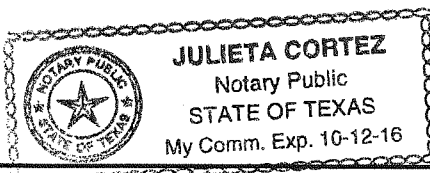
The State Of Texas

County Of Dallas

Before Me Julieta Cortez on this day personally appeared Thiru Kumaran
(notary) (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8 day of December, A.D. 2015.



Julieta Cortez
Notary In And For State Of Texas

DEC 8 2015

ACKNOWLEDGEMENT

All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant

Thur Lunnarson

SIGN HERE

Date:

12/08/15

Signature of Owner

Thur Lunnarson

SIGN HERE

Date:

12/08/15

DEC 8 2015

ORDINANCE NO. _____

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-47 FOR STADIUM LIGHTING AND TO EXCEED THE MAXIMUM PERMITTED HEIGHT OF A TENT/CANOPY IN A DISTRICT ZONED "RA" RECREATION/AMUSEMENT DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on

the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-47 to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex on approximately 20 acres (Grapevine Cricket Fields) in a district zoned "RA" Recreation/Amusement District within the following described property: proposed to be platted as Lot 1, Block 1, Grapevine Cricket Fields Addition (3451 Foxfire Lane) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

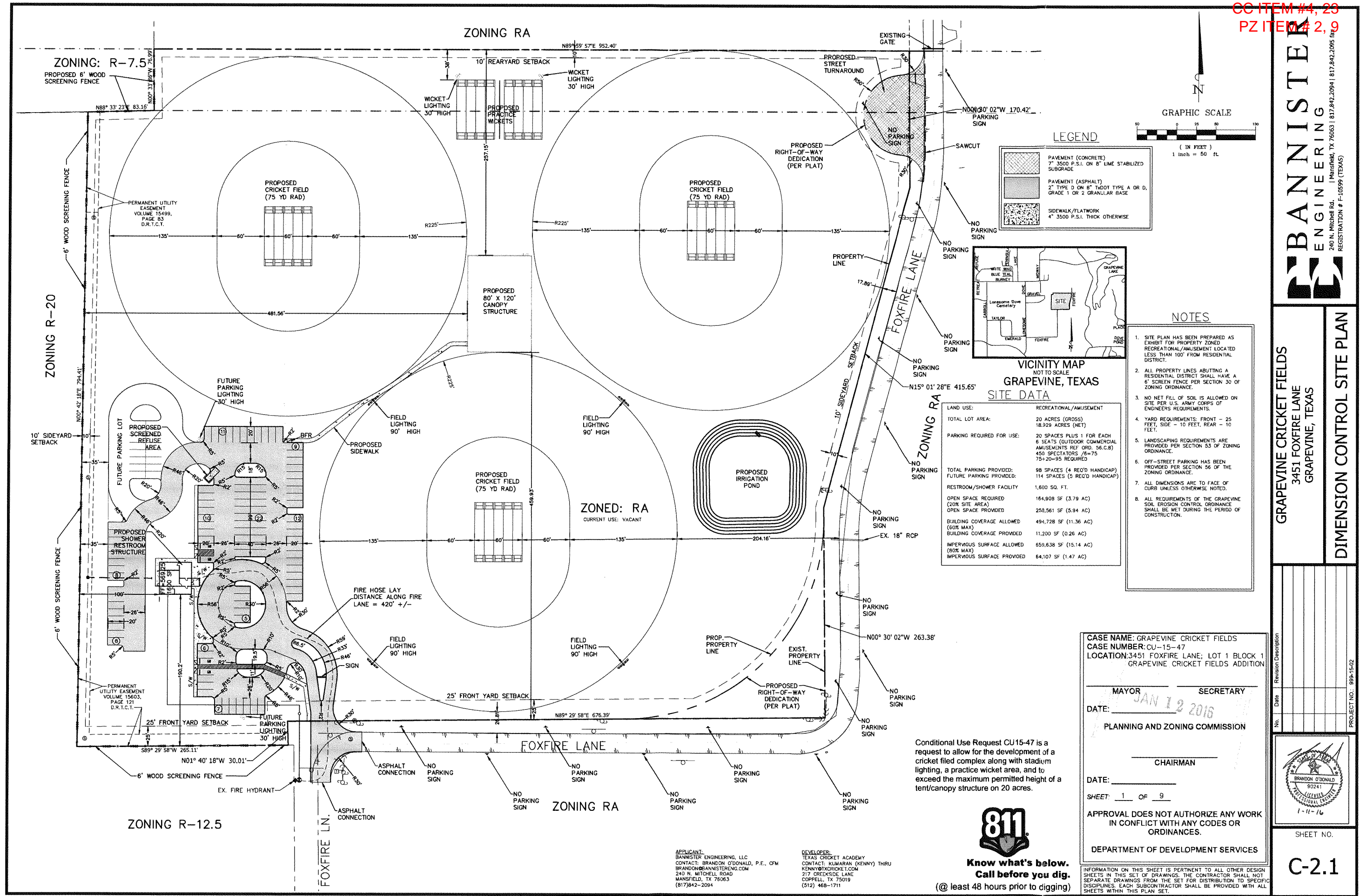
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January, 2016.

APPROVED:

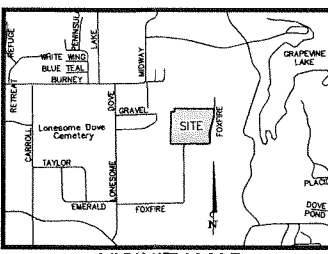
ATTEST:

APPROVED AS TO FORM:



LEGEND

[Symbol]	PAVEMENT (CONCRETE) 7" 3500 P.S.I. ON 8" LIME STABILIZED SUBGRADE
[Symbol]	PAVEMENT (ASPHALT) 2" TYPE D ON 8" TYPOT TYPE A OR D, GRADE 1 OR 2 GRANULAR BASE
[Symbol]	SIDEWALK/FLATWORK 4" 3500 P.S.I. THICK OTHERWISE



SITE DATA

LAND USE:	RECREATIONAL/AMUSEMENT
TOTAL LOT AREA:	20 ACRES (GROSS) 18.929 ACRES (NET)
PARKING REQUIRED FOR USE:	20 SPACES PLUS 1 FOR EACH 6 SEATS (OUTDOOR COMMERCIAL AMUSEMENTS REF. ORD. 56.C.B.) 450 SPECTATORS / 6-75 75+20=95 REQUIRED
TOTAL PARKING PROVIDED:	98 SPACES (4 REQ'D HANDICAP)
FUTURE PARKING PROVIDED:	114 SPACES (5 REQ'D HANDICAP)
RESTROOM/SHOWER FACILITY	1,600 SQ. FT.
OPEN SPACE REQUIRED (20% SITE AREA)	164,908 SF (3.79 AC)
OPEN SPACE PROVIDED	258,561 SF (5.94 AC)
BUILDING COVERAGE ALLOWED (60% MAX)	494,728 SF (11.36 AC)
BUILDING COVERAGE PROVIDED	11,200 SF (0.26 AC)
IMPERVIOUS SURFACE ALLOWED (80% MAX)	659,638 SF (15.14 AC)
IMPERVIOUS SURFACE PROVIDED	64,107 SF (1.47 AC)

- NOTES
1. SITE PLAN HAS BEEN PREPARED AS EXHIBIT FOR PROPERTY ZONED RECREATIONAL/AMUSEMENT LOCATED LESS THAN 100' FROM RESIDENTIAL DISTRICT.
 2. ALL PROPERTY LINES ABUTTING A RESIDENTIAL DISTRICT SHALL HAVE A 6' SCREEN FENCE PER SECTION 30 OF ZONING ORDINANCE.
 3. NO NET FILL OF SOIL IS ALLOWED ON SITE PER U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS.
 4. YARD REQUIREMENTS: FRONT - 25 FEET, SIDE - 10 FEET, REAR - 10 FEET.
 5. LANDSCAPING REQUIREMENTS ARE PROVIDED PER SECTION 53 OF ZONING ORDINANCE.
 6. OFF-STREET PARKING HAS BEEN PROVIDED PER SECTION 56 OF THE ZONING ORDINANCE.
 7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 8. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Conditional Use Request CU15-47 is a request to allow for the development of a cricket field complex along with stadium lighting, a practice wicket area, and to exceed the maximum permitted height of a tent/canopy structure on 20 acres.

CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE; LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

DATE: JAN 12 2016

MAYOR SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 1 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



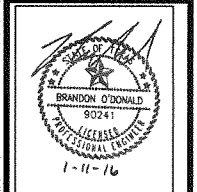
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

APPLICANT:
BANNISTER ENGINEERING, LLC
CONTACT: BRANDON O'DONALD, P.E., CFM
BRANDON@BANNISTERENG.COM
240 N. MITCHELL ROAD
MANSFIELD, TX 76063
(817)842-2094

DEVELOPER:
TEXAS CRICKET ACADEMY
CONTACT: KUMARAN (KENNY) THIRU
KENNY@TXCRICKET.COM
217 CREEKSIDE LANE
CORPELL, TX 75019
(512) 468-1711

GRAPEVINE CRICKET FIELDS
3451 FOXFIRE LANE
GRAPEVINE, TEXAS

DIMENSION CONTROL SITE PLAN



SHEET NO.

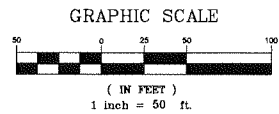
C-2.1

CC ITEM #4, 23
PZ ITEM #2, 9

BANNISTER
ENGINEERING
240 N. Mitchell Rd.
Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GRAPEVINE CRICKET FIELDS
3451 FOXFIRE LANE
GRAPEVINE, TEXAS

GRADING PLAN



GRADING LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOURS
→	DIRECTION OF FLOW
→	TOP OF PAVEMENT OR PROPOSED GRADE
ME	MATCH EXISTING

- NOTES
1. ALL SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ALL SLOPES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% LONGITUDINALLY AND 2.0% IN CROSS-SLOPE.
 2. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT (GUTTER LINE) UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB.
 3. NO NET FILL OF SOIL IS ALLOWED ON SITE PER U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS.

CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE; LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 2 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

BENCHMARKS

BM #1:
TOP OF EXISTING SANITARY SEWER MANHOLE
RIM LOCATED NEAR THE SOUTHWEST
PROPERTY CORNER.
N: 7040527.68
E: 2390864.22
ELEV. = 568.15
SOURCE BENCHMARK:
GRAPEVINE MONUMENT NUMBER 1, ALUMINUM ROD
WITH CAP FOUND 0.4 FEET BELOW ACCESS COVER.
ACCESS COVER STAMPED "CITY OF GRAPEVINE,
MON. 1". MONUMENT IS LOCATED APPROXIMATELY
300 FEET SOUTH OF KIMBALL ROAD AND
SILVERCREST LANE INTERSECTION IN THE CENTER
OF A GRASS MEDIAN.
ELEV. = 603.45'



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN
SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT
SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC
DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL
SHEETS WITHIN THIS PLAN SET.

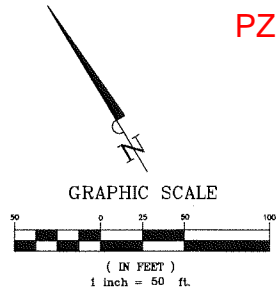


SHEET NO.

C-3.1

PROJECT NO.: 999-15-02

CC ITEM #4, 23
PZ ITEM # 2, 9



LEGEND:

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

LANDSCAPE TABULATION:

LOT AREA:	824,538 sf (18.93 ac)
OPEN SPACE REQUIRED: 20% SITE AREA	164,908 sf (3.79 ac)
OPEN SPACE PROVIDED:	258,561 sf (5.94 ac)
PARKING REQUIRED:	95 SPACES
PARKING PROVIDED:	98 SPACES
FUTURE PARKING PROVIDED:	114 SPACES
GROSS PARKING LOT AREA:	52,907 sf
PARKING LANDSCAPE AREA REQUIRED: 10% GROSS PARKING	5,291 sf
LANDSCAPE AREA PROVIDED:	5,318 sf
TREES REQUIRED:	
1 TREE/2,500 SF OF REQ'D OPEN SPACE	66 TREES
1 TREE/ 400 SF OF REQ'D PARKING LOT LANDSCAPE AREA	13 TREES
TOTAL	79 TREES
EXISTING TREES TO REMAIN:	9 TREES
NEW TREES REQUIRED:	70 TREES
TREES PROVIDED:	
SHADE TREES	57 TREES
ORNAMENTAL TREES:	21 TREES

CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE; LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE: _____

SHEET: 3 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

NOTE:
All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.



GRAPEVINE CRICKET FIELDS
3451 FOXFIRE LANE
GRAPEVINE, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.

L-1.0

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
13. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
14. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
15. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
16. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
17. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
18. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
19. Landscape areas shall be kept free of trash, litter and weeds.
20. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. All landscape areas, whether required or not must have an electronically controlled underground landscape irrigation system installed in compliance with current Texas Commission on Environmental Equality.

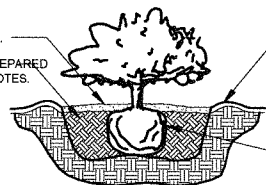
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE. NOTE: ALL TREES WITHIN 100 FEET OF A PLAYGROUND OR PLAYFIELD, UNLESS SEPARATED BY VEHICULAR PAVING, SHALL BE REINFORCED WITH WOOD STAKES (SEE DET. B, THIS SHEET) IN LIEU OF METAL "T-POSTS".

A TREE PLANTING DETAIL

NOT TO SCALE

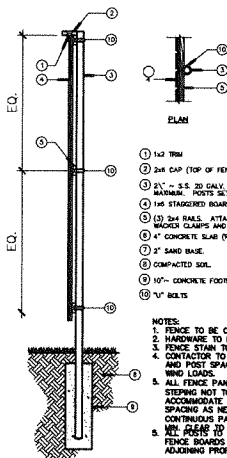
1" COMPOST AND 2" MULCH.
BACKFILL PIT WITH PREPARED SOIL PER GENERAL NOTES.



3" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. CONTRACTOR MAY EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.
REMOVE ROOT BALL FROM CONTAINER AND SCARIFY.

B SHRUB PLANTING DETAIL

NOT TO SCALE



E SCREENING FENCE

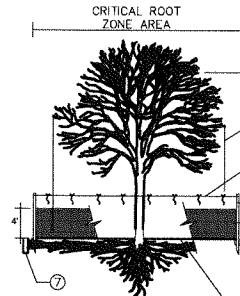
NOT TO SCALE

NOTES:

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2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

C MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



D TREE PROTECTION DETAIL

1. EXISTING TREE(S) TO REMAIN.
2. DRIPLINE OF EXISTING TREE (TYP)
3. CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2" TUNDRA WEIGHT ORANGE STREAMERS @ 3' O.C.
4. 8" METAL T-STAKES: 8" O.C. MIN. DRIVEN 2" INTO GROUND AT (OR OUTSIDE) TREE DRIPLINE
5. 4" MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANF. RECOMMENDATIONS (TYP). SUPPLEMENT W/ SILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
6. EXISTING GRADE TO BE DISTURBED.
7. ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES.
8. EXISTING GRADE TO REMAIN.

NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

PLANT LIST AND SPECIFICATIONS:

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES				
QV	18	Quercus virginiana	Live Oak	3" cal., 12' ht., Full, Matching
QS	13	Quercus shumardii	Texas Red Oak	3" cal., 12' ht., Full, Matching
TD	16	Taxodium distichum	Bald Cypress	3" cal., 12' ht., Full, Matching
PC	10	Pistachia chinensis	Chinese Pistache	3" cal., 12' ht., Full, Matching
LI	12	Lagerstroemia indica	Crape Myrtle Natchez	3" cal., 6'-8' ht., 3-5 canes min., Full, Matched
IV	9	Vitex agnus castus	Vitex	3" cal., 6'-8' ht., 3-5 canes min., Full, Matched
SHRUBS				
RI	32	Raphiolepis indica	Indian Hawthorn 'Clara'	5 gal., 24" ht., 30" O.C., triangular spacing
LF	18	Leucophyllum frutescens	Texas Sage	5 gal., 24" ht., 30" O.C., triangular spacing
IC	23	Ilex cornuta burbankiana	Dwarf Burford Holly	5 gal., 24" ht., 30" O.C., triangular spacing
ND	4	Nandina domestica 'Firepower'	Firepower Nandina	5 gal., 24" ht., 30" O.C., triangular spacing
PA	5	Pennisetum alopecuroides 'Hameln'	Hameln Grass	1 gal., 12" min. ht., 18" O.C., triangular spacing
SG	3	Salvia greggii	Salvia Red	1 gal., 12" min. ht., 24" O.C., triangular spacing
RR	13	Rosa 'Radarz'	Knockout Rose Red	5 gal., 24" ht., 30" O.C., triangular spacing
GROUND COVER				
TA	125	Trachelospermum asiaticum	Asian Jasmine	1 gal., 24" O.C., triangular spacing
LM	13	Liriope muscari 'Variegated'	Variegated Liriope	1 gal., 18" O.C., triangular spacing
LAWN	Per Plan	Cynodon dactylon	Common Bermuda	Sod
STEEL EDGING	Per Plan			4" steel edge to be buried 3" deep. Contractor to install steel stakes at end of each section of edging.
DECOMPOSED GRANITE	Per Plan			3" natural color decomposed granite compacted with permeable weedmat.
BOULDER	Per Plan			3-4' dia. Moss Rock, bottom to be buried 3" below grade for stability

CASE NAME: GRAPEVINE CRICKET FIELDS

CASE NUMBER: CU-15-47

LOCATION: 3451 FOXFIRE LANE; LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR

SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 4 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



Know what's below.
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(@ least 48 hours prior to digging)

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CC ITEM #4, 23
PZ ITEM #2, 9

BANNISTER
ENGINEERING
240 N. Mitchell Rd.
Mainfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

GRAPEVINE CRICKET FIELDS

3451 FOXFIRE LANE
GRAPEVINE, TEXAS

LANDSCAPE NOTES

Revision Description

Date

No.

PROJECT NO.: 998-15-02



SHEET NO.

L-1.1

CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER:CU-15-47
LOCATION:3451 FOXFIRE LANE; LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

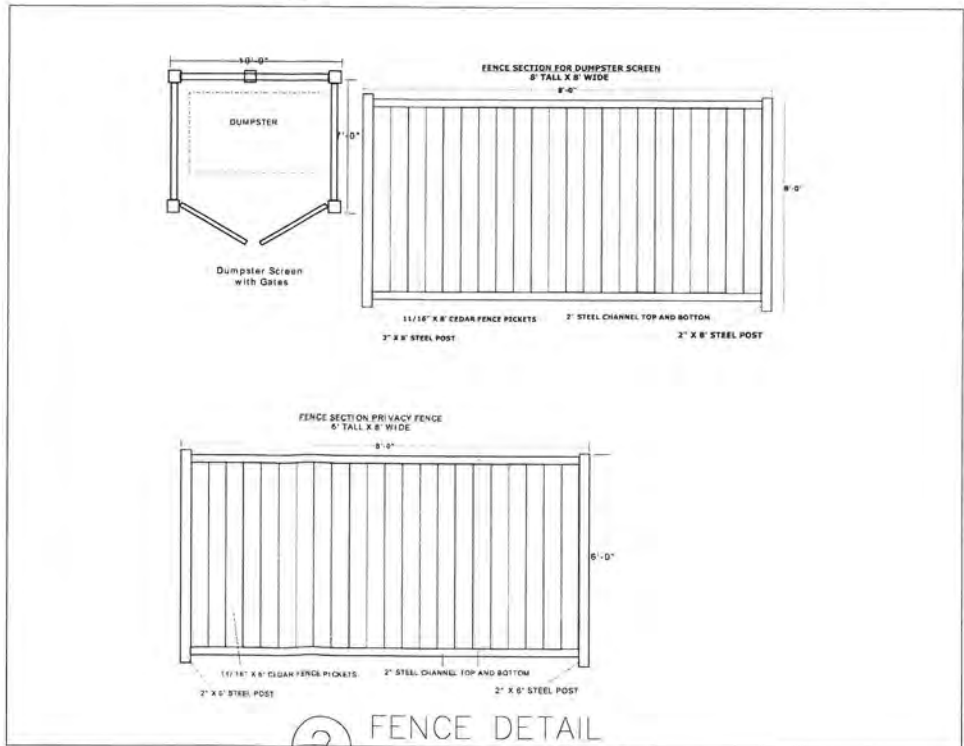
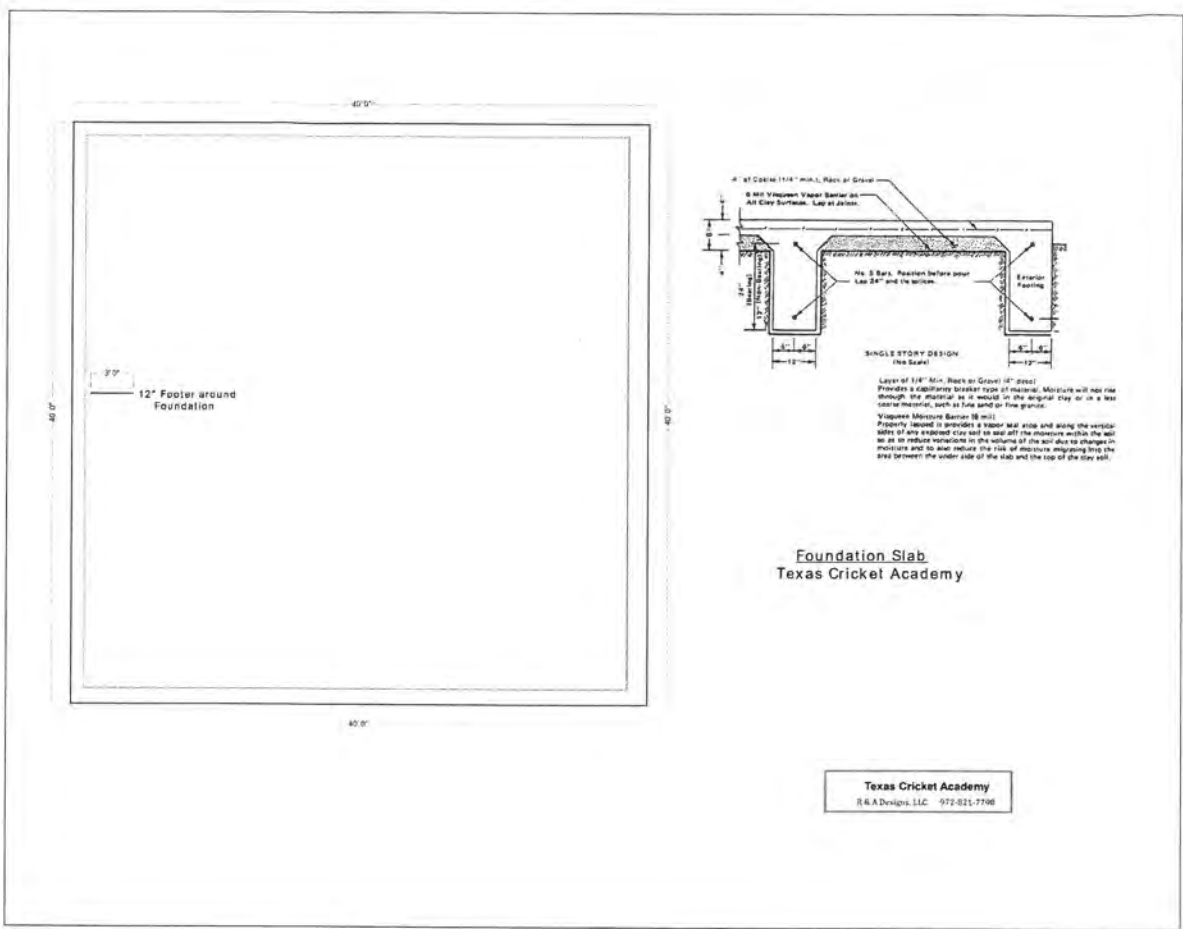
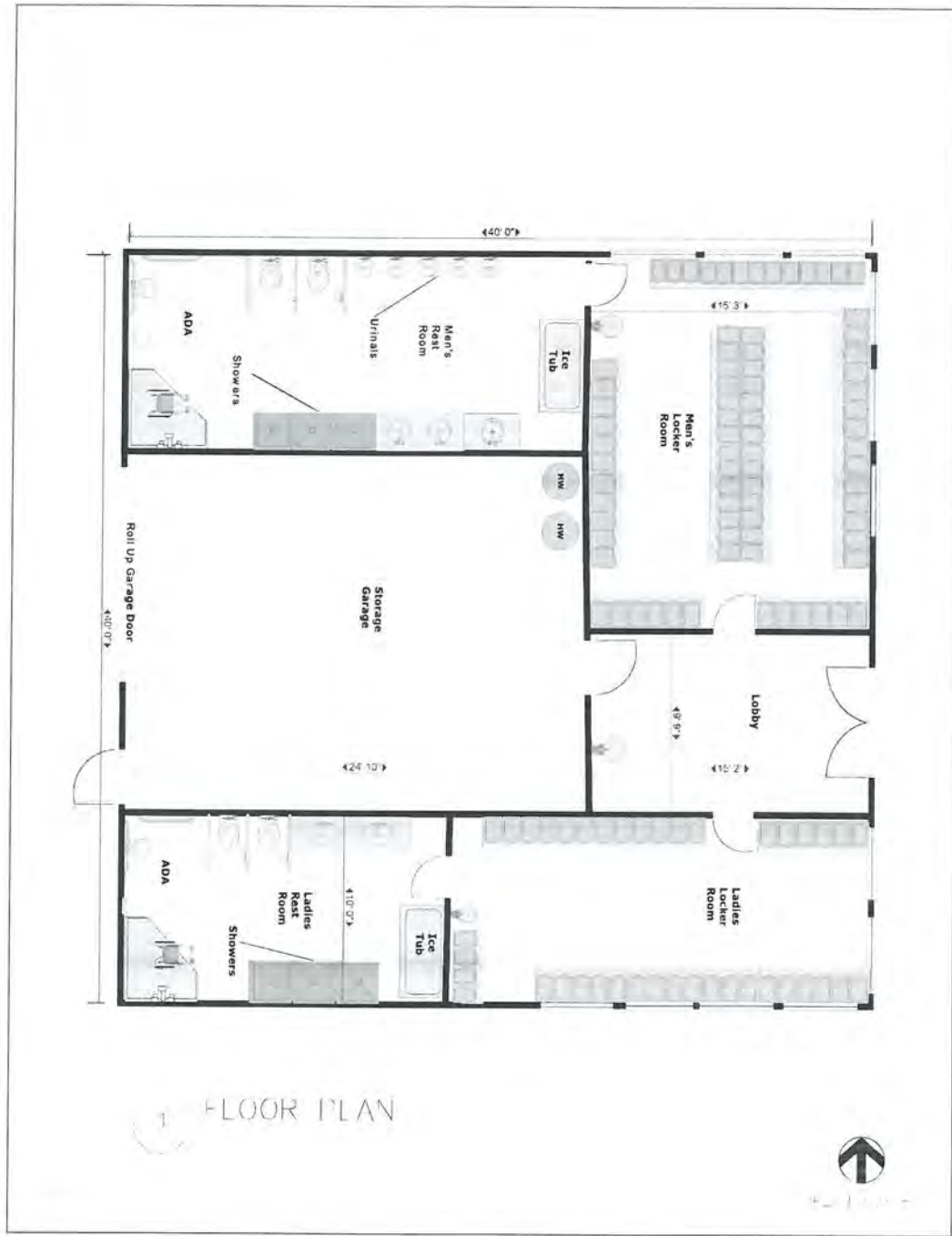
CHAIRMAN _____

DATE: _____

SHEET: 5 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
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DEPARTMENT OF DEVELOPMENT SERVICES

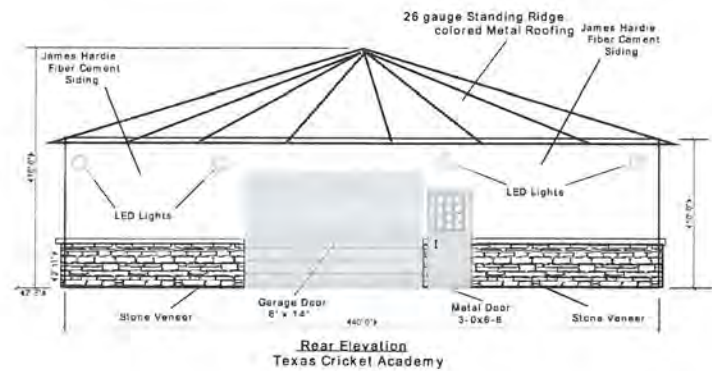
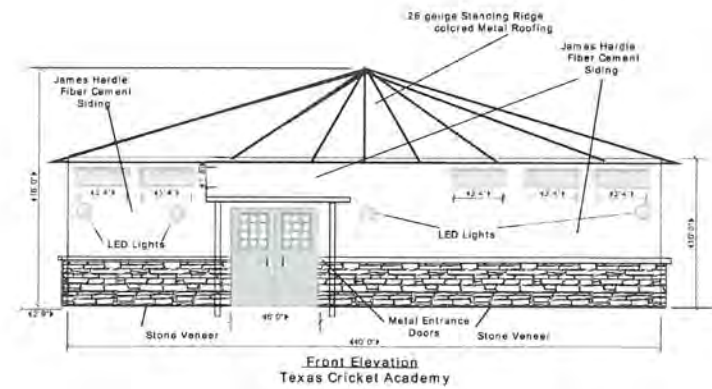


CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE, LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

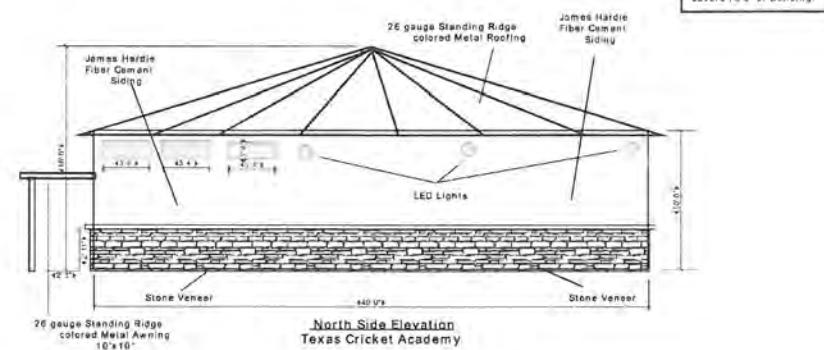
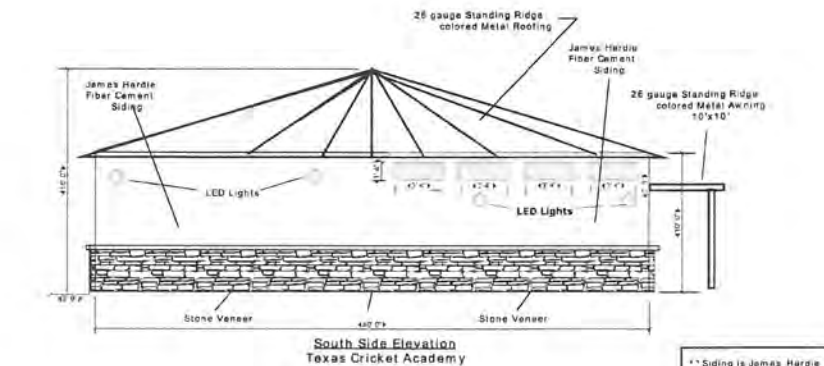
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 6 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

PROJECT: CRICKET SPORTS ACADEMY RR/SHOWER HOUSE
CRICKET SPORTS ACADEMY RR/SHOWER HOUSE
GRAPEVINE, TX
SHEET TITLE: FLOORPLAN/FOUNDATION/FENCE

PROJECT#: _____
MODEL#: _____
DATE: _____
REVISIONS
REV. DATE BY
DRAWN BY: _____
SHEET NO. XX



Texas Cricket Academy
R & A Design, LLC 972-623-7796



Texas Cricket Academy
R & A Design, LLC 972-623-7796

** Siding is James Hardie Fiber Cement Board and covers 75% of Building.

CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE, LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET 7 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

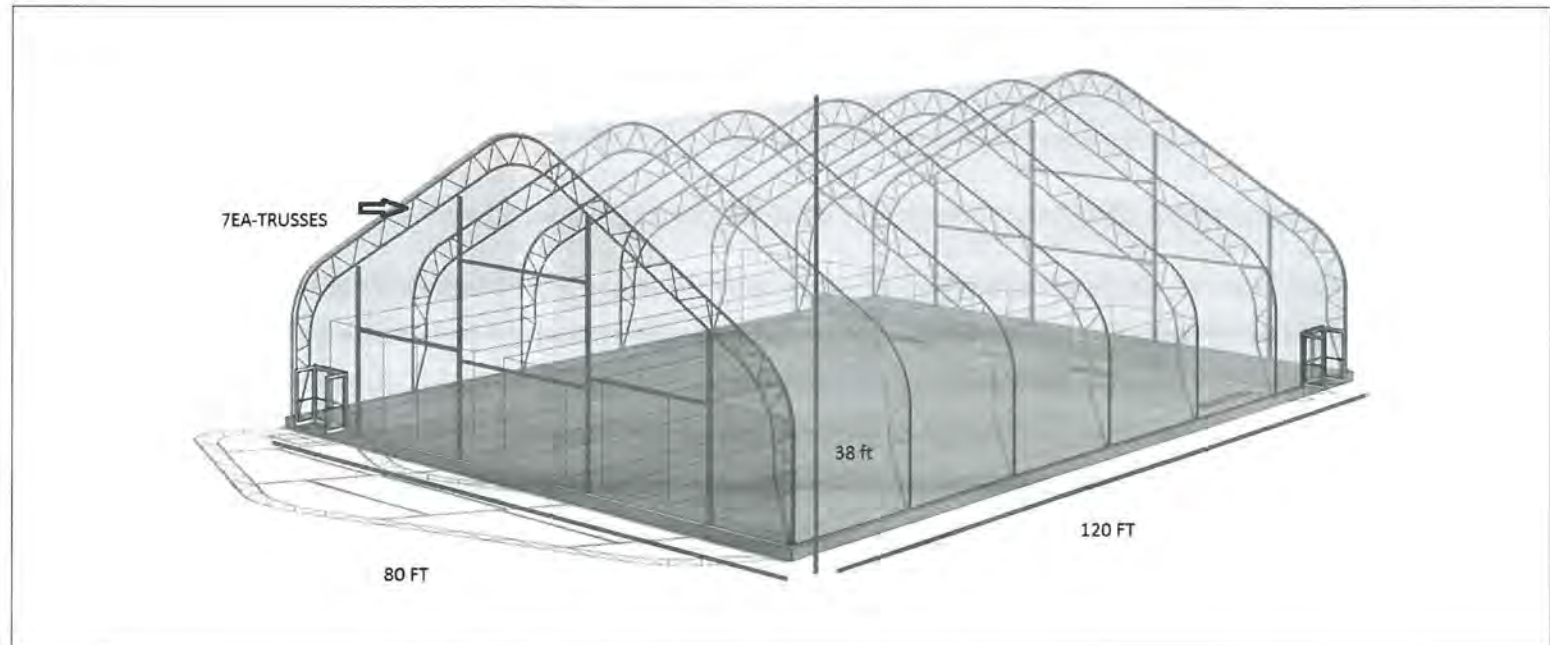
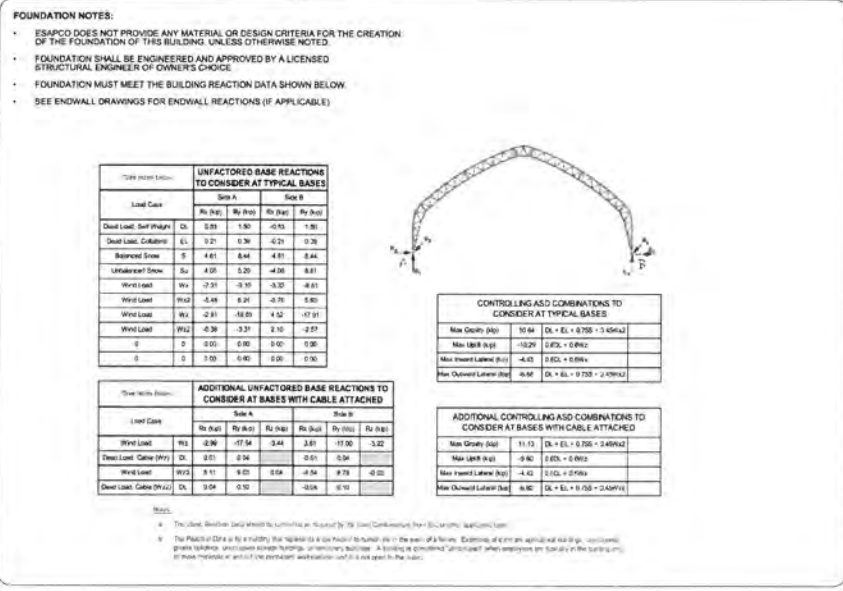
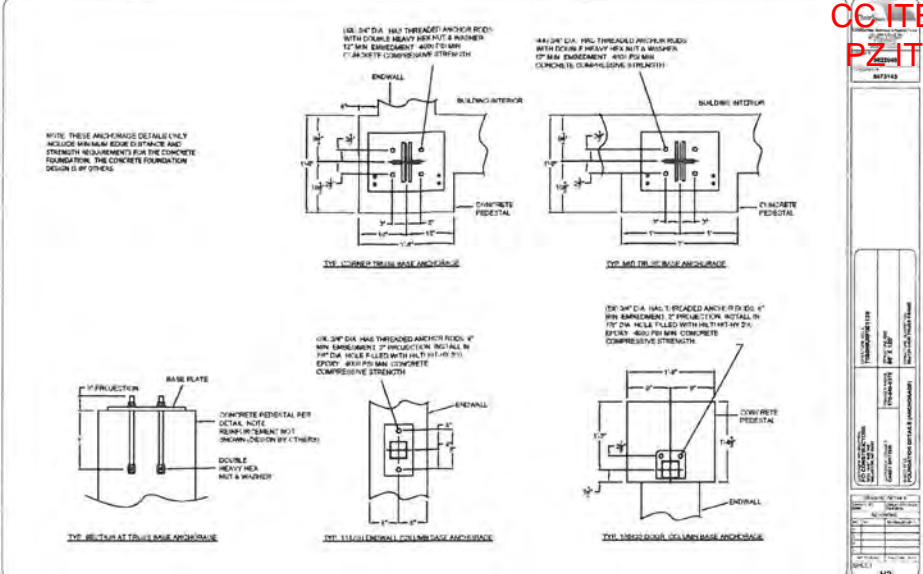
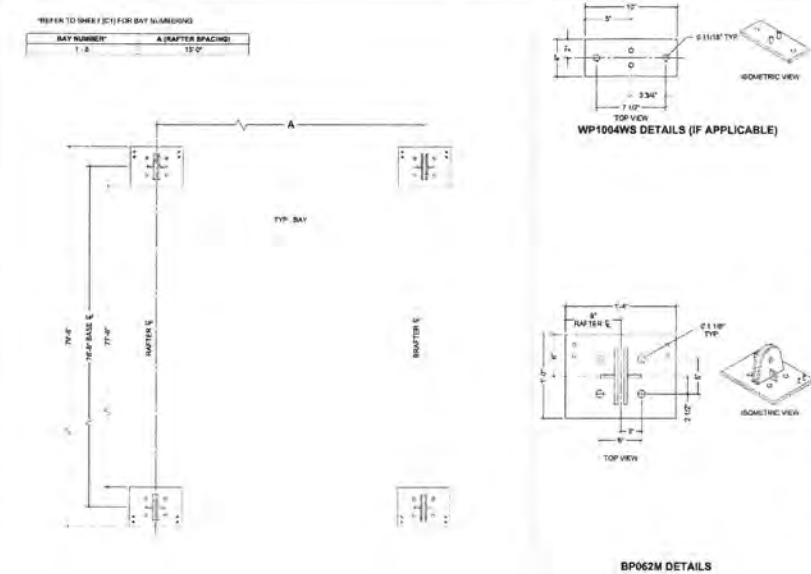
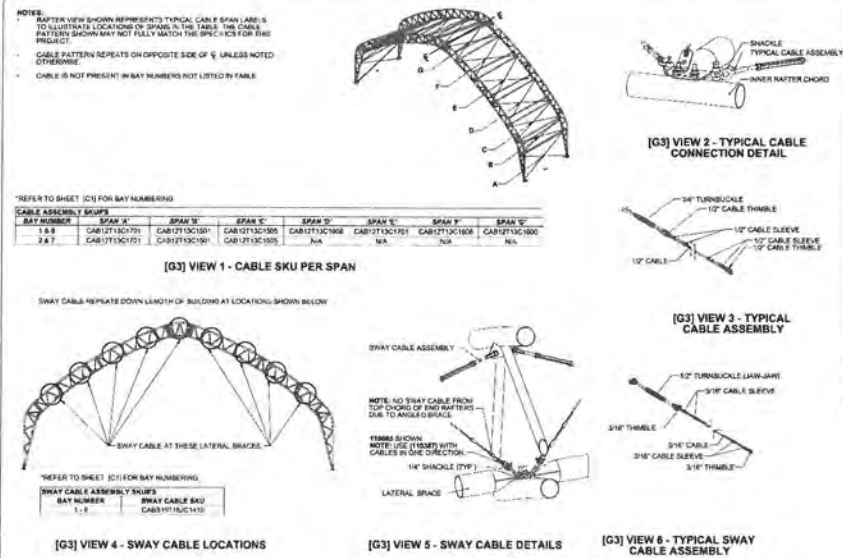
PROJECT: CRICKET SPORTS ACADEMY RR/SOWER HOUSE
CRICKET SPORTS ACADEMY
GRAPEVINE, TX
SHEET TITLE: ELEVATIONS

REVISIONS		
REV.	DATE	BY
DRAWN BY:		

SHEET NO.

XX

CG ITEM #4, 23
PZ ITEM # 2, 9



CASE NAME: GRAPEVINE CRICKET FIELDS
CASE NUMBER: CU-15-47
LOCATION: 3451 FOXFIRE LANE, LOT 1 BLOCK 1
GRAPEVINE CRICKET FIELDS ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET 9 OF 9

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

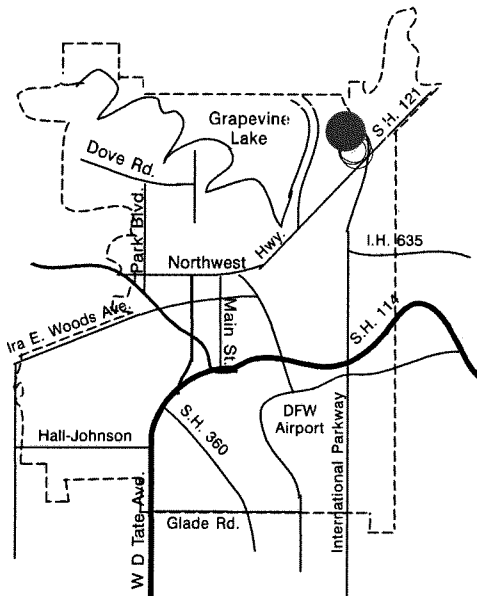
80'x120' TENT
STRUCTURE

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BZ}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-48, BLUE GOOSE
CANTINA



APPLICANT: Blue Goose Cantina - Matt Mortimer

PROPERTY LOCATION AND SIZE:

The subject property is located at 2455 Grapevine Mills Circle East and is platted as Lot 3, Block 4, Grapevine Mills Addition. The site contains 1.3 acres (56,676 square feet) and has approximately 274 feet of frontage along State Highway 26.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU02-43 (Ord. 2002-79), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (mixed beverages, beer and wine) specifically, to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant.

The applicant intends to convert the former Saltwater Willy's restaurant into a Blue Goose Cantina restaurant. A change to the building elevations and floor plan proposes the addition of a 593 square foot covered outdoor patio on the north and east sides of the building that can accommodate 63 patrons. Three television monitors and three outdoor speakers are proposed on the patio. The proposed seating for 198 patrons requires 66 parking spaces—70 parking spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center in excess of 1,000,000 square feet of gross leasable space designation and is developed as a restaurant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property were rezoned in the 1984 City Rezoning from "I-1", Light Industrial to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned (Z95-13) to "CC", Community Commercial on October 17, 1995. The subject property was granted a Conditional Use Permit CU95-36 for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area and conditional use pole signs. The public entryway features were approved as an addenda (ADD96-01) to CU95-36 by Resolution 96-34. Conditional Use Permit CU96-26 (Ordinance 96-79) revised the site layout, the ring road configuration and access to residential properties to the west. Conditional Use Permits CU97-05 and CU97-06 (Ordinance 97-09, 97-11) allowed alcoholic beverage sales (Sega Gameworks) and amended the site layout. Special Use Permit SU97-04 (Ordinance 97-10) allowed skill-oriented games in excess of eight (8) machines and two (2) billiard tables. CU97-13 (Ordinance 97-28) allowed for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience). CU97-18 (Ordinance 97-40) also allowed for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe). CU97-29 (Ordinance 97-55) was approved by Council at the June 3, 1997 joint public hearing which allowed for signage for the entire Grapevine Mills Mall project including the outparcel areas. CU97-29 was later modified at the July 1, 1997 joint public hearing to provide for an 80 foot entertainment globe (Ordinance 97-61). CU97-25 (Ordinance 97-57) was approved at the June 17, 1997 joint public hearing and allowed for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area. CU97-36 (Ordinance 97-72) amended the site layout for the development of a retail use in the outparcel area (Michael's). CU97-42 (Ordinance 97-92) was approved at the August 19, 1997 joint public hearing and allowed the development of a retail tire store (Discount Tire) in the outparcel area.

At the November 18, 1997 joint public hearing, a 38.255 acre Phase 2 development was incorporated into the overall Grapevine Mills Planned Commercial Center located to the southeast of the Mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road). Z97-22 (Ordinance 97-125) rezoned 11.825 acres from "PCD" Planned Commerce Development District and 26.43 acres from "HCO" Hotel/Corporate Office District to "CC" Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. CU97-60 (Ordinance 97-126) and CU97-61 (Ordinance 97-127) incorporated Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills Planned Commercial Center and also allowed for on-premise consumption of alcoholic beverages and seven 40 foot pole signs. The November 18, 1997 joint public

hearing also established CU97-62 (Ordinance 97-128) Rooms To Go, a 39,870 square foot retail furniture store; CU97-63 (Ordinance 97-129) Chick-Fil-A, a 3,822 square foot restaurant; and CU97-64 (Ordinance 97-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the Mall proper. CU97-68 (Ordinance 97-147) was approved at the December 16, 1997 joint public hearing which allowed the development of a 3,855 square foot health care facility (Primacare) in the Phase 1, outparcel area. CU97-75 (Ord. 98-10) was approved at the January 20, 1998 joint public hearing which amended the signage plan for wall signage associated with outparcel tenants. CU97-76 (Ord. 98-11) was also approved at the January 20, 1998 joint public hearing which approved a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area. CU98-03 (Ordinance 98-17) was approved at the February 3, 1998 joint public hearing, which approved an amended floor plan for Dick Clark's American Bandstand restaurant. CU98-07 (Ord. 98-40) allowed for on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery). CU98-21 (Ord. 98-74) was approved at the June 16, 1998 joint public hearing which amended the floor plan for American Wilderness. Also approved with this request was a request by the Mills Corporation to extend to January 15, 1999 the temporary parking areas at Anchor Pads A and B. At the September 15, 1998 joint public hearing CU98-47 (Ord. 98-116) was approved amending the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall. CU98-48 (Ord. 98-117) was approved at the same public hearing and established MJ's Chop House/Mason Jar—a dual concept restaurant with alcohol beverage sales in the outparcel area. Also, CU98-49 (Ord. 98-118) was approved at the September 15, 1998 joint public hearing which allowed for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills. CU98-57 (Ord. 98-130) was approved at the October 20, 1998 which allowed for the development of a Black-Eyed Pea restaurant with alcohol beverage sales in the Phase 1, outparcel area. At the November 17, 1998 joint public hearing Council approved CU98-59 (Ord. 98-135) allowing alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks. CU98-63 (Ord. 98-151) was approved at the December 15, 1998 joint public hearing which allowed for a 6-story, 121-room hotel (AmeriSuites) in the outparcel area. CU98-79 (Ord. 99-17) was approved at the February 2, 1999 joint public hearing which allowed a revision to the floor plan for Sega Gameworks. At the March 23, 1999 joint public hearing, Council approved CU99-12 (Ord. 99-16) which allowed for a revision to Anchor "G" specifically a reduction in square footage from 35,790 square feet to 26,500 square feet for Iguana Ameramex. Council approved at the April 20, 1999 joint public hearing CU99-17 (Ord. 99-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks). CU99-27 (Ord. 99-83) was approved at the May 18, 1999 joint public hearing which allowed for the construction of a partial stone wall with trellis along the rear elevation for Cozymel's. At the July 20, 1999 joint public hearing, Council approved CU99-41 (Ord. 99-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area. Council considered and approved at the November 16, 1999 joint public hearing CU99-60 (Ord. 99-163) for a mall expansion for Anchor "A," CU99-61 (Ord. 99-164) an amendment to the parking layout for Rooms-To-Go, and CU99-63 (Ord. 99-165) a restaurant with on-premise alcohol beverage

sales (Trail Dust) in the outparcel area. CU99-71 (Ord. 99-178) was approved by Council at the December 7, 1999 joint public hearing and allowed for the development of a 4-story, 105-room hotel (Hawthorn Suites), in the Phase 1 outparcel area of the Grapevine Mills Mall. Conditional Use Request CU00-16 (Ord. 00-43) was approved at the April 18, 2000 joint public hearing which allowed for changes the exterior elevations of Anchor "A." Special Use Request SU00-07 was approved at the June 20, 2000 joint public hearing allowing for 30 redemption/coin-operated games at the main (Texas) entrance of the Grapevine Mills Mall. Conditional Use Request CU00-21 (Ord. 00-83) was approved August 15, 2000 and allowed for a 114-room four story hotel immediately north of the AmeriSuites Hotel. Conditional Use Requests CU00-67 and CU00-68 were approved at the December 19, 2000 meeting and allowed for the development of a restaurant with a drive-thru window (Steak-n-Shake) and a business services/reproduction facility (Kinko's) in the outparcel area of the Grapevine Mills Mall. Conditional Use Request CU01-38 was approved by Council on July 17, 2001 and allowed for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as "Last Call." Conditional Use Request CU01-51 and Special Use Request SU01-07 was approved by Council at their October 16, 2001 meeting which allowed for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area of the Grapevine Mills Mall. A subsequent minor revision to the site plan for Neiman Marcus relative to the location of a power generator and landscape island was approved by the Site Plan Review Committee at their September 26, 2001 meeting. Conditional Use Request CU02-17 was approved by Council at their May 21, 2002 meeting and allowed for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus "Last Call." Conditional Use Request CU02-16 was approved at the June 18, 2002 for and expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone). At that same meeting, Conditional Use Request CU02-21 was approved which allowed for an expansion of the alcohol consumption area to include the entire floor area within Sega Gameworks. Conditional Use Request CU02-43 was approved at the October 15, 2002 meeting and allowed for a restaurant (Blue Goose) which modified the floor plan associated with the former Black-Eyed-Pea restaurant. Conditional Use Request CU03-14 was approved by Council at the May 20, 2003 meeting which approved modifications for the site plan associated with the Springhill Suites hotel in the outparcel area. Council approved Conditional Use Request CU03-19 at the July 15, 2003 meeting which allowed the development of a tunnel-based aquarium with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area of the Grapevine Mills Mall. At the December 16, 2003 meeting Council approved Conditional Use Request CU03-43 and Special Use Request SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club called Midnight Rodeo/Hondo's Grill and to allow the use of three pool tables. The concept was to be located in the spaces previously occupied by "Just for Feet" and comprised some 20,130 square feet; the request never moved beyond the initial planning stages. Council also approved Conditional Use Request CU03-47 at the December 16, 2003 meeting which allowed for a restaurant (Ritzy's) in the outparcel area of the Grapevine Mills mall.

Conditional Use Request CU05-01 was considered and approved at the January 26, 2005 Site Plan Review Committee meeting which allowed minor modifications to the exterior and interior. Conditional Use Request CU05-08 was considered and approved at the March 15, 2005 meeting which allowed for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area. At the same March 15, 2005 meeting Council also approved Conditional Use Request CU05-09 to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall. At the July 25, 2006 meeting of the Site Plan Review Committee, CU06-33 was approved to allow for the addition of 1,000 square feet of office space. At the November 7, 2006 meeting CU06-42 (Ord. 2006- 79) was approved for a car wash service, Pronto Wash, adjacent to Neiman Marcus Last Call. At the November 21, 2006 meeting CU06-52 (Ord. 06-83) was approved for a 26,325 square foot retail structure located between Rooms To Go and Chuck E. Cheese in the outparcel area. At the October 21, 2008 meeting CU08-25 (Ord. 08-57) was approved for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms To Go and Chuck E. Cheese in the outparcel area. At the September 15, 2009 meeting CU09-24 (Ord. 2009-39) was approved for outside dining and outdoor speakers for live music performances in conjunction with an existing restaurant (Love and War in Texas). Council approved at the November 17, 2009 meeting a conditional use permit (CU09-37) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining, in converting the former Bennigan's restaurant to a new Applebee's restaurant. At the August 17, 2010 meeting Council approved CU10-14 (Ord. 10-42) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outside dining in conjunction with a restaurant/movie theatre (AMC Theatre). Council approved conditional use permit CU10-25 (Ord. 10-70) at their December 21, 2010 meeting for a new signage package for Sea Life/Legoland at the Grapevine Mills Mall. At the January 18, 2011 meeting Council approved CU10-32 (Ord. 11-03) for revisions to the previously approved floor plan and elevations for the new Applebee's restaurant. Also at the January 18, 2011 meeting Council approved CU10-25A (Ord. 11-02) which allowed for a monument style sign with a decorative trellis and landscaping located at the northeast corner of Grapevine Mills Boulevard South and State Highway 26. On October 6, 2010 the Site Plan Review Committee approved CU10-26, an exterior elevation revision to Ross/VF. Council approved conditional use permit CU11-08 (Ord. 2011-21) for a wine tasting room with on and off-premise alcoholic beverage sales. On January 11, 2012 the Site Plan Review Committee approved CU11-36 for a junior driving ride for Legoland. On December 5, 2012 the Site Plan Review Committee approved CU12-46 for exterior elevation revisions to Saks. At the August 20, 2013 meeting Council approved CU13-19 (Ord. 13-39) for revisions to the floor plan for the Chili's Too restaurant. At the August 20, 2013 meeting City Council approved CU13-13 (Ord. 2013-38) to allow outside dining, revise the building elevation and floor plan in conjunction with a restaurant (Chipotle). At the January 21, 2015 meeting City council approved Conditional Use Permit CU13-35 (Ord. 2014-05) to allow an outdoor splash pad. At the July 21, 2015 meeting City Council approved CU15-12 (Ord. 2015-38) to allow on-premise consumption of alcoholic beverages in conjunction with an existing hotel (Springhill Suites). At the August 18, 2015 meeting City Council approved CU15-29/SU15-44 (Ord. 2015-43/2015-44) to allow a bowling alley entertainment complex with video games (Round

- 1). The Site Plan Review Committee at their November 17, 2015 approved CU15-46 to allow for an updated revised sign package for the mall.

The H/A Grapevine Joint Venture property to the north and northwest of Anderson-Gibson Road was rezoned in 1985 as a part of the "Terra Tract" to "R-MF-1", Multifamily District, "R-MF-2", Multifamily District, "HCO", Hotel/Corporate Office, "LI", Light Industrial, "CC", Community Commercial and "PID", Planned Industrial Development. The property never developed. The same property was recently rezoned (Z95-06); the actual zoning designations changed very little, but the deed restrictions and the letter of agreements changed a great deal. At the August 4, 1999 meeting CU99-28 (Ord. 99-112) was approved for the Cross Creek Apartments. Council approved at the meeting on February 21, 2006 zoning change request Z06-02 (Ord. 06-11) for a recently completed 39-unit townhome development. At the November 18, 2008 meeting CU08-31 (Ord. 2008-65), PD08-04 (Ord. 2008-66) and Z08-10 (Ord. 2008-164) were approved for the Wagon Wheel Apartments on the site of the Cross Creek Ranch. At the November 3, 2009 meeting SU09-06 (Ord. 2009-48) was approved with conditions for the Chesapeake Energy site. On June 2, 2010 the Site Plan Review Committee approved SU10-03 which proposed adding eight more wells for a total of ten to the Chesapeake Energy site. On March 23, 2011 the Site Plan Review Committee approved SU11-01 which proposed enlarging the site for the addition water separation/storage tanks and relocating the masonry screening fence to the Chesapeake Energy site. On June 6, 2012 the Site Plan Review Committee approved SU11-02 which allowed the fresh water pond to remain in place for a period of one year, to expire on June 6, 2013 to the Chesapeake Energy site. On April 24, 2013 the Site Plan Review Committee approved an extension to SU11-02 which allowed the fresh water pond to remain in place for an additional year, to expire on June 6, 2014 to the Chesapeake Energy site. City Council approved zone change request Z12-02 (Ord. 2012-19) from "R-MF-2" Multifamily District to "R-MF" Multifamily District and conditional use permit CU12-13 (Ord. 2012-20) for a multifamily development at their May 15, 2012 located south of the 39-unit townhome development. At the October 15, 2013 meeting Council approved CU13-20 (Ord. 13-48) for an outdoor commercial amusement west of the mall.

Approximately 98 acres located to the east and the north (Billingsley tracts) were recently rezoned at the October 21, 1997 joint public hearing (Z97-15 and Z97-16, Ordinance 97-117 and 97-118 respectively) from "HCO" Hotel/Corporate Office District, "PID" Planned Industrial Development District, and "R-20" Single Family Residential to "CC" Community Commercial District and "BP" Business Park District (approximately 20 acres). City Council approved zone change request Z09-05 (Ord. 2009-38), approximately 16.06 acres from "CC" Community Commercial District to "MXU" Mixed Use District at their September 15, 2009 meeting for a multi-phase apartment project and a multi-tenant retail/office structure.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HCO," Hotel/Corporate Office - Chesapeake drilling operation, "R-MF-2," Multifamily - Cross Creek and Terrawood Apartments

- SOUTH: "HCO," Hotel/Corporate Office - Hilton Hotel and Austin Ranch
- EAST: "CC," Community Commercial - Grapevine Vineyards Shopping Center (retail/restaurants), Fellowship Church (east side of S.H. 121 North)
- WEST: CC" Community Commercial - vacant property, "R-5.0" Linkside Townhomes, "R-MF" Multifamily District – Enclave of Grapevine

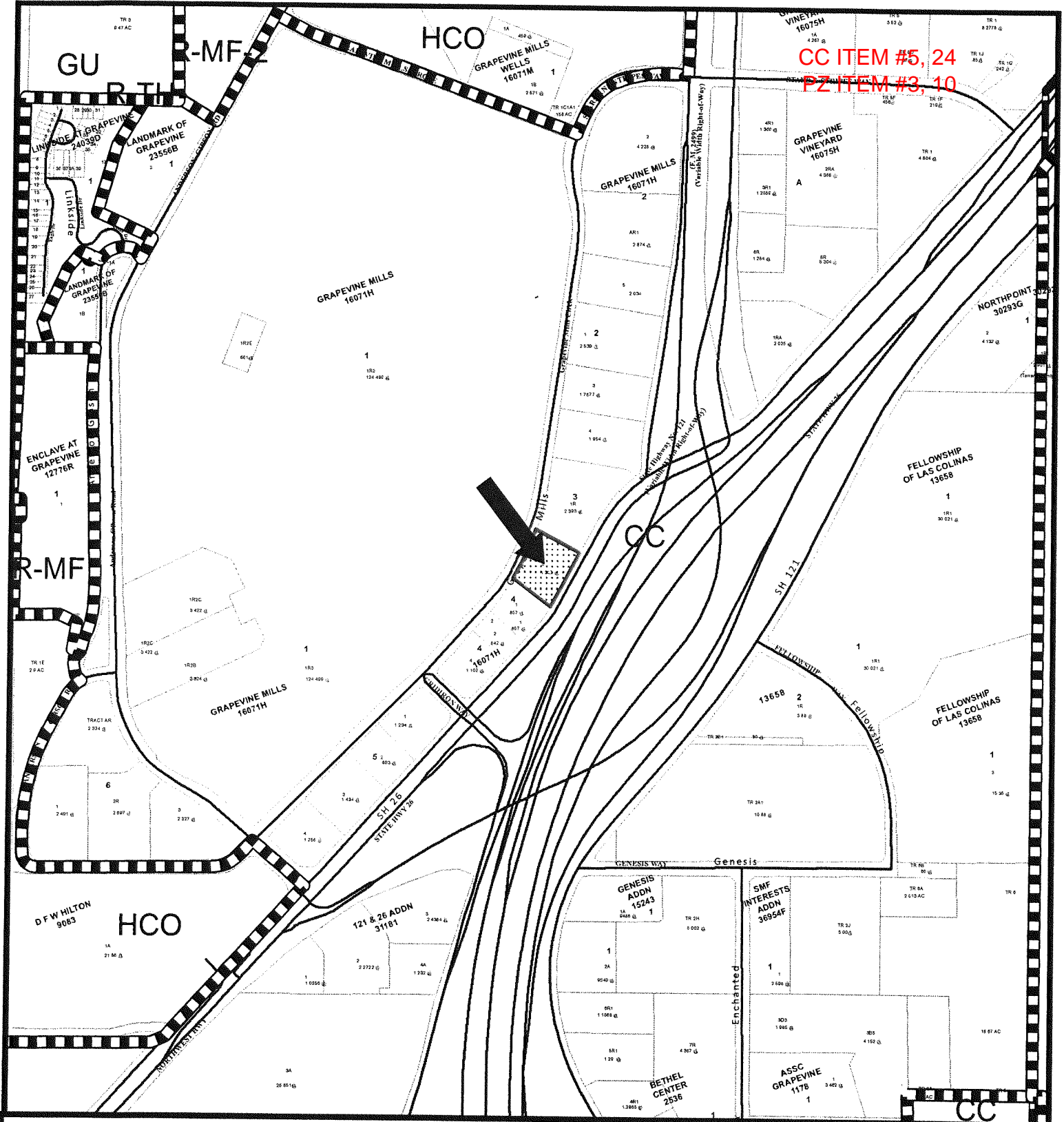
AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi family apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a commercial land use. The applicant's proposal is in compliance with the Master Plan.

/at



CC ITEM #5, 24
PZ ITEM #3, 10

CU15-48 **Blue Goose Cantina**

Date Prepared: 12/31/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Blue Goose Cantina Matt Mortimer

Street address of applicant / agent:

2909 Greenville Ave

City / State / Zip Code of applicant / agent:

Dallas TX 75206

Telephone number of applicant / agent:

214-827-1550

Fax number of applicant/agent

214-824-2319

Email address of applicant/agent

matt@bluegoosecantina.com

Mobile phone number of applicant/agent

214-535-8110

PART 2. PROPERTY INFORMATION

Street address of subject property

2455 E Grapevine Mills Cir Grapevine TX 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Lot 3 Block 4 Addition Grapevine Mills

Size of subject property

1.23 Acres

53,676 Square footage

Present zoning classification:

Community Commercial

Proposed use of the property:

Restaurant

Circle yes or no, if applies to this application

Outdoor speakers ☒ No

Minimum / maximum district size for conditional use request:

5 Acres

Zoning ordinance provision requiring a conditional use:

Community Commercial District

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

ARC CAFEUSA001, LLC c/o VEREIT, Inc.

Street address of property owner:

2325 East Camelback Road, Suite 1100

City / State / Zip Code of property owner:

Phoenix, AZ 85016

Telephone number of property owner:

602.778.6286

Fax number of property owner:

480.449.7023

DEC 7 2015

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Matthew L Mortimer

Print Applicant's Name:

[Signature]
Applicant's Signature:

The State of Texas

County Of Dallas

Before Me Matthew L Mortimer on this day personally appeared Matthew
(applicant) (notary)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1st day of December, A.D. 2015.



[Signature]
Notary In And For State Of Texas

ARC CAFE USA 001, LLC, A DELAWARE

LIMITED LIABILITY COMPANY
Print Property Owners Name:

The State Of ARIZONA

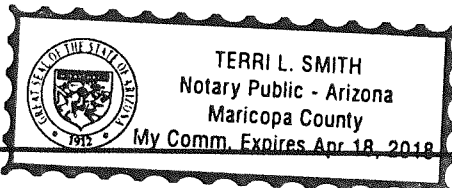
County Of Maricopa

Before Me Terri L. Smith on this day personally appeared Karen Halpert
(notary) (property owner)

Property Owner's Signature:
BY: VEREIT OPERATING PARTNERSHIP L.P., A
DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: KAREN HALPERT, AUTHORIZED SIGNATORY

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this and day of December, A.D. 2015.



[Signature]
Notary In And For State Of ~~Texas~~ ARIZONA

DEC 7 2015

ACKNOWLEDGEMENT

All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

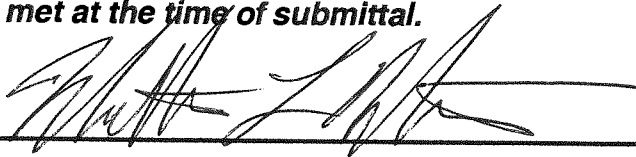
All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant



Date:

12-1-15

Signature of Owner



ARC CAFE USA 001, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: VEREIT OPERATING PARTNERSHIP, ITS SOLE MEMBER

Date:

12/2/15

BY: KAREN HALPERT, AUTHORIZED SIGNATORY

DEC 7 2015

ORDINANCE NO. _____

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-48 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2002-79, AS AMENDED, FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) TO REVISE THE RESTAURANT FLOOR PLAN AND ELEVATIONS, TO ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the

vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public

at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-48 to amend the site plan approved by Ordinance No. 2002-79 for a planned commercial center in excess of 1,000,000 square foot of gross leaseable space, to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the floor plan, exterior elevations, to allow outside dining and outdoor speakers in conjunction with a restaurant (Blue Goose Cantina) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 3, Block 4, Grapevine Mills Addition Phase 1 (2455 East Grapevine Mills Circle) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

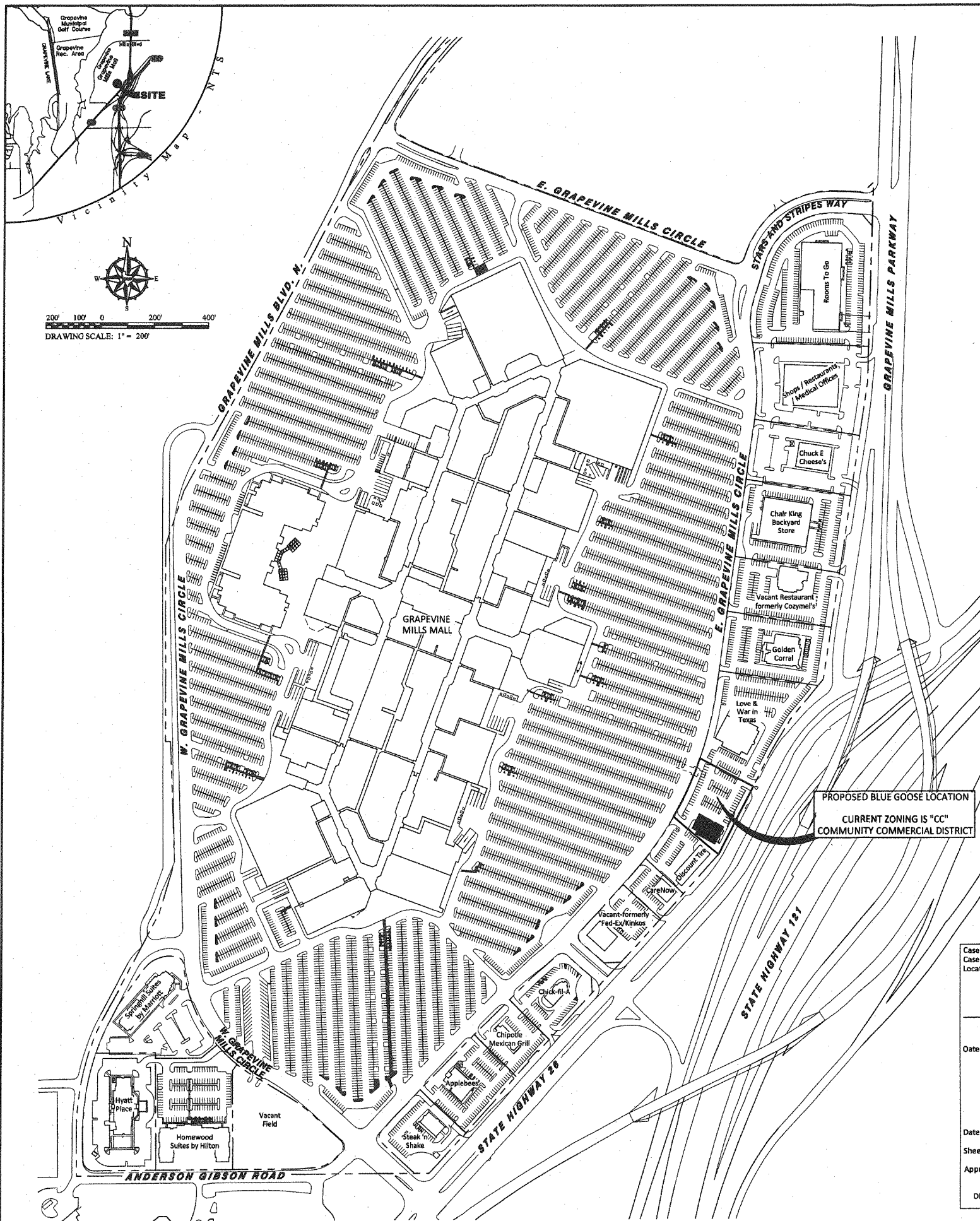
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



ZONING CASE HISTORY

- CU95-36 (Ord. No. 9608) - Establish a planned commercial center over 1,000,000 square feet of gross leasable area.
- Addendum 96-01 (Presolution No. 95-34) - Approval of (8) public entryway elevations for Grapevine Mills Mall.
- Addendum 95-26 (Ord. No. 96-79) - Amend the site layout.
- CU97-05 (Ord. No. 97-09) - Conditional use request (Sega Gameworlds) for alcoholic beverage sales to include beer, wine and mixed beverages.
- SU97-09 (Ord. No. 97-10) - Special use request skill oriented games in excess of eight machines and two billiard tables.
- Addendum 97-06 (Ord. No. 97-11) - Amend the site layout (AMC Theater).
- CU97-13 (Ord. No. 97-25) - Conditional use request (The American Wilderness Experience) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-18 (Ord. No. 97-40) - Conditional use request (Rainforest Cafe) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-25 (Ord. No. 97-25) - Conditional use request (Tres Hombres) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-29 (Ord. No. 97-56) - Conditional use request for mall signage and an 80 foot entertainment globe (Ord. No. 97-61).
- CU97-36 (Ord. No. 97-72) - Amend the site layout (Michaels).
- CU97-39 (Ord. No. 97-99) - Conditional use request to amend the landscaping plan and provide three 50 foot, and two 40 foot out-parcel signs.
- CU97-40 (Ord. No. 97-90) - Conditional use request (Chill's Too) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-41 (Ord. No. 97-91) - Conditional use request (Dick Clark's Restaurants) for alcoholic beverage sales to include beer, wine and mixed beverages.
- CU97-42 (Ord. No. 97-92) - Amend the site layout (Discount Tire).
- CU97-82 (Ord. No. 97-128) - Conditional use request (Rooms To Go) to amend the site layout (Phase 1).
- CU97-83 (Ord. No. 97-129) - Conditional use request (Chick-Fil-A) to amend the site layout (Phase 1).
- CU97-84 (Ord. No. 97-130) - Conditional use request (Baxters Aficionado Collections) for off-premises consumption of alcoholic beverage (wine only, Phase 1).
- CU97-65 (Ord. No. 97-147) - Conditional use request (Primacare) to amend the site layout (Phase 1).
- CU97-75 (Ord. No. 96-10) - Amend the mall signage plan for out-parcel tenant wall signs (Phase 1).
- CU97-76 (Ord. No. 96-11) - Conditional use request (Cozymel's) to amend the site layout (Phase 1).
- CU97-77 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Sega Gameworlds (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Dick Clark's Restaurants (Phase 1).

ZONING CASE HISTORY

- CU98-07 (Ord. No. 96-40) - Amend the floor plan for alcohol beverage sales at Commercial Center (Phase 1).
- CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at American Wilderness (Phase 1).
- CU98-47 (Ord. No. 96-118) - Amend the floor plan at Cozymel's (Phase 1).
- CU98-48 (Ord. No. 97-90) - Conditional use request (Mason Jar / MJ's Chop House) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-48 (Ord. No. 97-90) - Amend the site layout plan (AMC Theater) to include a canopy adjacent to the existing ticket booths (Phase 1).
- CU98-57 (Ord. No. 96-130) - Conditional use request (Black-Eyed Pea) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-59 (Ord. No. 96-135) - Conditional use request (Sega Gameworlds) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Amerisuites) for a 125 room 8 story hotel.
- CU98-78 (Ord. No. 99-15) - Conditional use request (American Wilderness) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Sega Gameworlds) for the installation of sale counter, game software sales display and one pair of additional doors.
- CU98-79 (Ord. No. 99-17) - Conditional use request (Iguana Ameramex) to amend the site layout.
- CU99-17 (Ord. No. 99-51) - Conditional use request (Jekyll and Hyde) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU98-79 (Ord. No. 99-17) - Conditional use request (Cozymel's) to amend the site layout.
- CU99-41 (Ord. No. 99-) - Conditional use request (Bennigan's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU09-37 (Ord. No. 2009-51) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU10-32 (Ord. No.) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).
- CU11-08 (Ord. No. 2011-21) - Conditional use request for on-premise alcoholic beverage sales and consumption for a wine tasting room.
- CU13-19 (Ord. No. 2014-05) - Conditional use request (Chill's Too) to revise the floor plan.
- CU13-35 (Ord. No. 2014-05) - Conditional use request (Legoland) for an outdoor splash pad.
- CU13-13 Conditional use request (Chipotle) for use of a drive through and alcoholic beverage sales to include beer, wine and mixed beverages.
- CU15-29 Conditional use request (Round 1) for alcoholic beverage sales to include beer, wine and mixed beverages and skill oriented games.
- CU15-46 Conditional use request for mall signage.
- CU15-48 Conditional use request to amend the previously approved site plan of CU05-27 SPRC, CU02-43 (Ord. 2002-79) for a planned commercial in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, floor plan, allow outside dining and outdoor speakers in conjunction with a restaurant.

SITE DATA

LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PAVED AREA	OPEN SPACE	TOTAL BLDG & PAVED AREA	PARKING REQUIRED	PARKING PROVIDED
	SF	SF	%	FT	SF	SF - (%)	SF		
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 5, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,896	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
COZYME'S - LOT 3, BLOCK 3	77,255	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
GOLDEN CORRAL - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK 6	5,964,147	1,868,952					5,363,842	7,489	8,467
HAWTHORN PLACE - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,309	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
KINKO'S - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
LOVE & WAR - LOT 1, BLOCK 3	70,047	7,038	10.04		49,238	13,775 - (19.70)	56,272	96	111
MICHAEL'S - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
PROPOSED BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
STEAK 'N' SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,283,944				734,008	369,236 - (27.98)	943,795	1,548	1,692

Case Name: Blue Goose Cantina
Case Number: CU15-48
Location: 2455 E. Grapevine Mills Circle
Grapevine, Texas 76051

Mayor _____ Secretary _____

Date: _____

PLANNING AND ZONING COMMISSION

Chairman _____

Date: _____

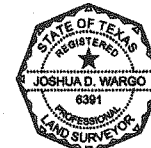
Sheet 1 of 10

Approval does not authorize any work in conflict with any codes or ordinances.

DEPARTMENT OF DEVELOPMENT SERVICES

NOTES

- Site Data table was prepared using data listed on the Overall Site Plan for Grapevine Mills Mall prepared for case number: CU15-29/SU15-03 - Round 1 Bowling & Amusement, approved 8-18-15.
- Conditional use request CU15-48 is a request to amend the previously approved site plan of CU05-27 SPRC, CU02-43 (Ord. 2002-79) for a planned commercial in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, floor plan, allow outside dining and outdoor speakers in conjunction with a restaurant.
- The entire site is the premises.



12/10/15

Joshua D. Wargo

CC ITEM #5, 24
PZ ITEM #3, 10

HAMILTON WOLF ANDREWS
2802 N. CARROLL AVENUE #4309
DALLAS, TX 75204
469-951-2547
MR. JOHN A. HAMILTON
MR. BAIRD, HAMILTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 State Hwy 360, Ste. 180, Grapevine, TX 76051
817-251-8550
www.hab-inc.com
TCE Form 1-4-4
TCE Form 1-2-4

12/30/15	REVISED PROJECT LOCATION ADDRESS	12/29/15	ADDITIONAL CITY COMMENTS	DATE:
AMENDED	DESCRIPTION	CHECKED:	DRAWN:	DATE:
		J. D. WARGO	A. R. MILES	12/10/2015
		FIELD CREW:	R. W. BOND	

MASTER SITE PLAN

BLUE GOOSE - STORE #7
2455 E. GRAPEVINE MILLS CIRCLE
GRAPEVINE, TEXAS 76051

BHB PROJECT NO:
2015.400.049
SHEET NO:
SP 2.00

GENERAL NOTES

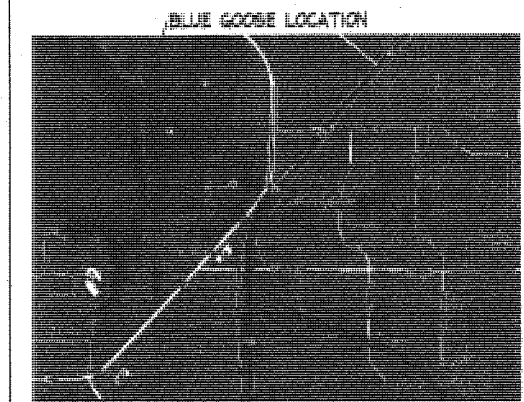
CC ITEM #5, 24
PZ ITEM #3, 10
DEC 7, 2015

PURPOSE OF THE CONDITIONAL USE PERMIT

A. CONDITIONAL USE REQUEST CU15-48 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLANS OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.

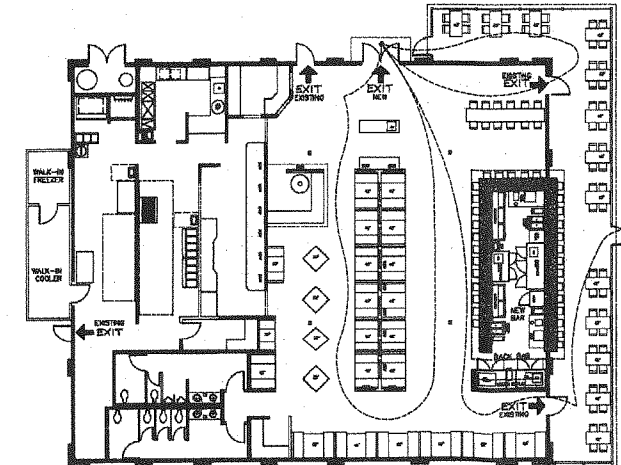
B. THE ENTIRE SITE IS THE PREMISES.

VICINITY MAP



GENERAL DATA

	EXISTING	EXPANSION	FINAL
LOT	53,676 SF	0 SF	53,676 SF
BUILDING	5,903 SF	0 SF	5,903 SF
SEATING	198	0	188
PATIO	988	1250 SF	1250 SF
OPEN SPACE	12,054 SF	0 SF	12,054 SF
IMPERVIOUS	38,980 SF	0	38,980 SF
HEIGHT	21'- 11"	0	21'- 11"
PARKING REQ (1 SPACE / 3 SEATS)	66	0	66
PARKING PROVIDED	70	0	70
BUILDING OCCUPANT LOAD	188	0	188



TRAFFIC CIRCULATION / SEATING PLAN

CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 1 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

CJK GRAPEVINE PROPERTIES LLC
2.393 ACRES
LOT 18, BLOCK 3, GRAPEVINE MILLS ADDITION
PHASE 1, CABINET A, SLIDE 5485, P.R.T.C.T.
APN: 07384920

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T., AND CAB. A, SLIDE 5485, P.R.T.C.T.

DRAINAGE EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

25' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T., AND CAB. A, SLIDE 4718, P.R.T.C.T.

25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

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25' PUBLIC ACCESS EASEMENT PER CAB. A, SLIDE 4718, P.R.T.C.T.

HALLE PROPERTIES LLC
0.857 ACRES
LOT 1, BLOCK 4, GRAPEVINE MILLS ADDITION,
CABINET A, SLIDE 3723, P.R.T.C.T.
APN: 07067003

20' U.E. PER VOL. 12139, PG. 1257, R.P.R.T.C.T. AND CAB. A, SLIDE 4718, P.R.T.C.T.

15' LANDSCAPE EASEMENT PER VOL. 12747, PG. 503, R.P.R.T.C.T. AND CAB. A, SLIDE 4718, P.R.T.C.T.

DRAWING SCALE: 1/16"=1'-0"

DIMENSIONAL CONTROL SITE PLAN

SCALE: 1/16"=1'-0"



CONDITIONAL USE / SITE PLAN APPROVAL

SP3.00

A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

HOME FRONT
PLANNING & DESIGN
Bridgett L. Parker
180 Tarrant Trail
Rice, TX 75160
214.808.5075
bparker@homefront.com

SHEET NAME:
DIMENSIONAL CONTROL
SITE PLAN

DENCO
Construction Specialists
5505 Lyons Road
Garland, Texas 75043
214.889.9189 phone
872.228.0165 fax
www.DencoCS.com



EXISTING-PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	QUANT.
DECIDUOUS TREES					
A	+	Pyrus calleryana Bradford Pear	Existing trees to remain		0
B	○	Quercus virginiana Live Oak	Existing trees to remain		14
UNDERSTORY AND ACCENT TREES					
C	⊙	Prunus mexicana Mexican Plum	Existing trees to remain		2
D	○	Existing Tree	Existing trees to remain		10
SHRUBS					
E	⊙	Larrea tridentata Crape myrtle	Existing shrubs to remain		8
F	⊙	Ilex burfordii 'Nana' Dwarf Burford Holly	Existing shrubs to remain		84
G	⊙	Ilex vomitoria 'Nana' Dwarf Yaupon	Existing shrubs to remain		10
H	⊙	Viburnum trilobum 'compactum' 'Compact' Cranberry Bush Viburnum	Existing shrubs to remain		2
I	⊙	Spiraea nipponica 'Snowmound' Snowmound Spirea	Existing shrubs to remain		3
SMALL SHRUBS/GRASSES					
J	⊙	Juniperus horizontalis 'Wilton' Wilton Carpet Juniper	Existing shrubs to remain		2
GROUNDCOVERS					
K	⊙	Euonymus fortunei 'Coloratus' Wintercreeper Euonymus	Existing shrubs to remain		18
LANDSCAPE MATERIALS					
L	○	Well-aged Double-shredded Bark	Existing shrubs to remain		
M	○	Concrete Header	Existing shrubs to remain		
N	○	Poa species Kentucky Bluegrass	Existing shrubs to remain		

Note:
Plantings installed by the PPD are required to be warranted (for replacement)
for one calendar year after acceptance of the landscape installation.

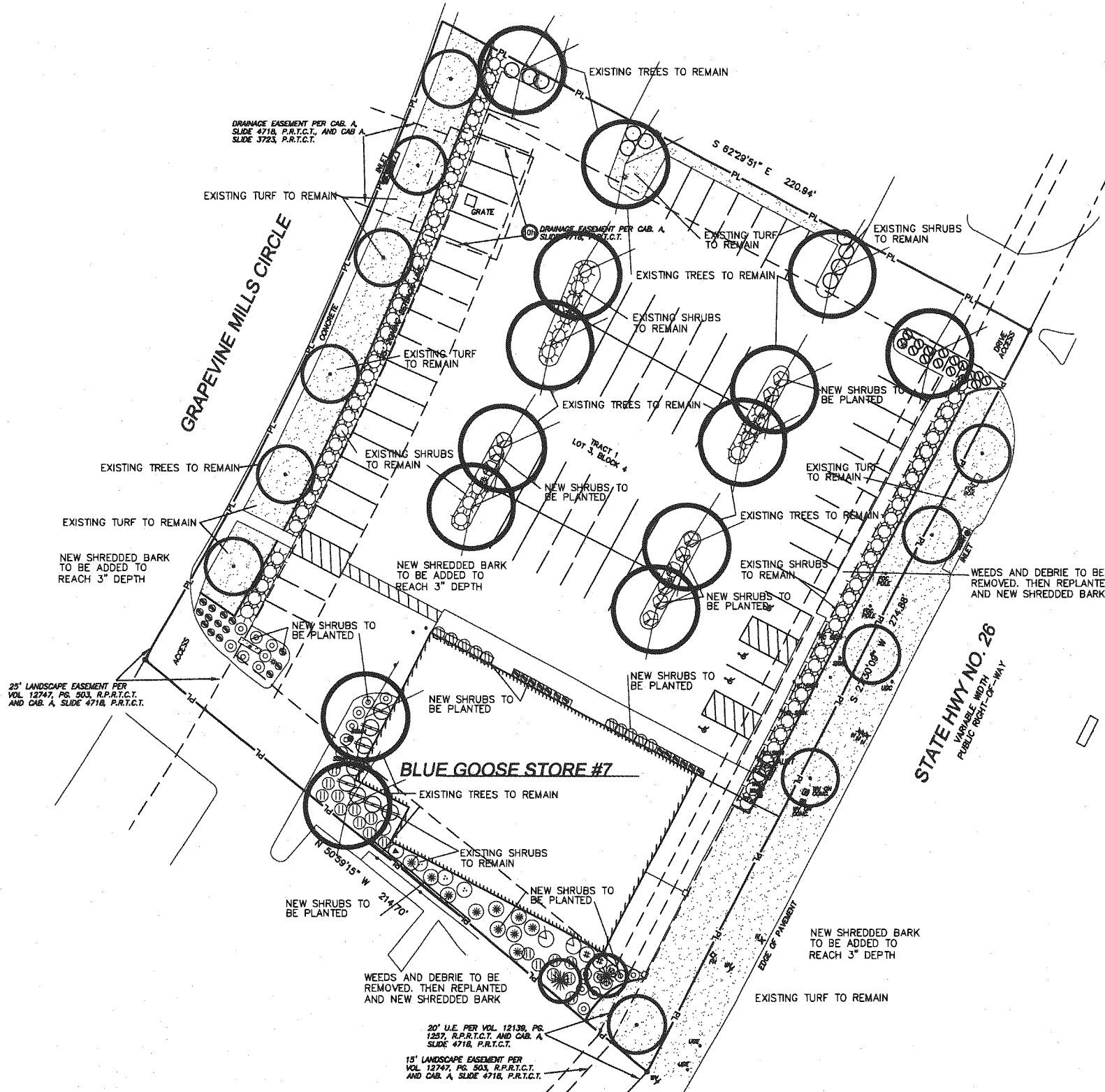
NEW-PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	QUANT.
SHRUBS					
1	⊙	Larrea tridentata Crape myrtle	5 Gallon		02
2	⊙	Ilex burfordii 'Nana' Dwarf Burford Holly	5 Gallon		11
3	⊙	Ilex vomitoria 'Nana' Dwarf Yaupon	5 Gallon		17
4	⊙	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 Gallon		10
SMALL SHRUBS/GRASSES					
5	⊙	Juniperus horizontalis 'Wilton' Wilton Carpet Juniper	5 Gallon		22
GROUNDCOVERS					
6	⊙	Euonymus fortunei 'Coloratus' Wintercreeper Euonymus	1 Gallon @ 36" a.c.		14
LANDSCAPE MATERIALS					
7	○	Well-aged Double-shredded Bark Note: Add to the existing bark to reach a 3" depth	Min. 3" Deep		

Note:
Plantings installed by the PPD are required to be warranted (for replacement)
for one calendar year after acceptance of the landscape installation.

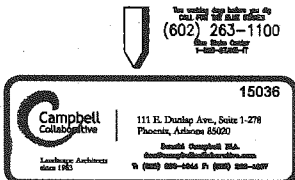
LANDSCAPE NOTES

- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE BEFORE OR AFTER PLANTING.
- GROUND COVER AND/OR SHREDDED BARK SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED AND ALL BEDS THROUGHOUT THIS SITE.
- SOIL PREPARATION:
A: PLANTING PIT BACKFILL FOR ALL TREES (15 GALLON AND LARGER) AND SHRUBS-GROUNDCOVER (5 AND 1 GALLON) SHALL BE AS FOLLOWS:
6 PARTS BY VOLUME ON SITE SOIL
4 PARTS BY VOLUME NITROLIZED SAWDUST
1 PART BY VOLUME GYPSUM
1 POUND 16-20-0 PER CUBIC YARD OF MIX
B: ALL PLANTS WITH THE EXCEPTION OF GROUND COVERS AND TURF AREAS TO RECEIVE AGRIFORM (20-10-5) PLANTS TABS AT THE FOLLOWING RATES:
1 GALLON 1-21 GRAM TABLETS
5 GALLON 2-21 GRAM TABLETS
15 GALLON 4-21 GRAM TABLETS
24" BOX 6-21 GRAM TABLETS
- ALL GRADING TO PLUS OR MINUS 1/10 OF ONE FOOT BY GENERAL CONTRACTOR. THE FINISH GRADING AND FINE RAKING BY LANDSCAPE CONTRACTOR.
- ALL GROUND COVER AREAS FROM (1) GALLON CONTAINERS OR LARGER SHALL RECEIVE 2" MINIMUM DEPTH OF DECOMPOSED GRANITE.
- ALL PLANTING AREAS TO HAVE SHREDDED BARK AS SPECIFIED.
- LANDSCAPE CONTRACTOR TO APPLY (2) APPLICATIONS OF PRE-EMERGENT HERBICIDE(S) COMPATIBLE WITH SEED MIXTURE(S) AND VEGETATIVELY PLANTED MATERIALS. CONTRACTOR TO USE ONLY APPROVED WEED CONTROL MATERIALS AND A LICENSED APPLICATOR. NO MATERIAL OR METHOD SHALL EFFECT THE LANDSCAPE PLANTING AND ESTABLISHMENT. MATERIALS AND METHODS MUST CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
- PLANT AS PER DETAILS PROVIDED. ADJUSTMENTS WILL BE BY THE L.A. ONLY. BRING ANY PROPOSED CHANGES TO L.A.'S ATTENTION PRIOR TO CHANGES. AREAS OF STANDING WATER SHALL BE BROUGHT TO THE L.A.'S ATTENTION.
- THE CORRECTION OF ALL DRAINAGE PROBLEMS IN ALL PLANT BEDS IS A PART OF THIS CONTRACT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING APPROPRIATE GRADES TO ENSURE THAT ALL WATER SHALL NOT COLLECT IN ANY PLANT PITS OR PLANT BEDS OR AGAINST BUILDINGS AND WALKS.
- ANY SUBSTITUTIONS, DELETIONS, ETC. SHALL BE APPROVED ONLY BY L.A.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR GUARANTEE ON ALL TREES AND IRRIGATION WORK AND WORKMANSHIP. CONTRACTOR SHALL PROVIDE THE OWNER WITH A 90 DAY GUARANTEE ON ALL SHRUBS, GROUNDCOVERS AND WORKMANSHIP. GUARANTEE SHALL BEGIN UPON FINAL ACCEPTANCE BY L.A. MAINTAIN ALL PLANTINGS UNTIL FINAL ACCEPTANCE BY THE L.A. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ARRANGE A SITE MEETING, AT THE CONCLUSION OF THE GUARANTEE PERIOD, WITH THE OWNER.
- VANDALISM CORRECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT ALL WORK DURING CONSTRUCTION. PROVIDE FENCING/ROPIING AS REQUIRED.
- SEE ALL GRADING, ENGINEERING, ARCH., SITE AND UTILITY PLANS. ALL LANDSCAPE WORK SHALL BE ADJUSTED AROUND SITE IMPROVEMENTS.
- ALL PLANTINGS SHALL BE IRRIGATED - SEE IRRIGATION PLAN
- OBTAIN ALL BONDS AS REQUIRED BY THE STATE AND LOCAL CODES TO PERFORM WORK AS SHOWN.
- ANY SLOPES 4:1 (HORIZ. : VERT.) AND STEEPER WHICH SHALL BE PLANTED WITH TREES, SHRUBS OR GROUNDCOVERS SHALL BE STABILIZED TO PREVENT EROSION SEE CIVIL PLANS FOR THE PROPOSED SLOPES.
- ALL PERMITS AND BONDS, AS MAY BE REQUIRED BY THE CITY OR COUNTY, IN WHICH THIS PROJECT OCCURS, SHALL BE PAID FOR AND AVAILABLE AT THE TIMES REQUIRED BY THE GOVERNING BODY, AND PROVIDED FOR BY THE LANDSCAPE CONTRACTOR.
- ALL TREES WITHIN THE SIGHT TRIANGLE TO BE TRIMMED UP 7' AND SHRUBS TO BE BELOW 2'.
- SETBACK ALL SPRAY AND STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.



LANDSCAPE PLAN

SCALE 1"=20'-0"



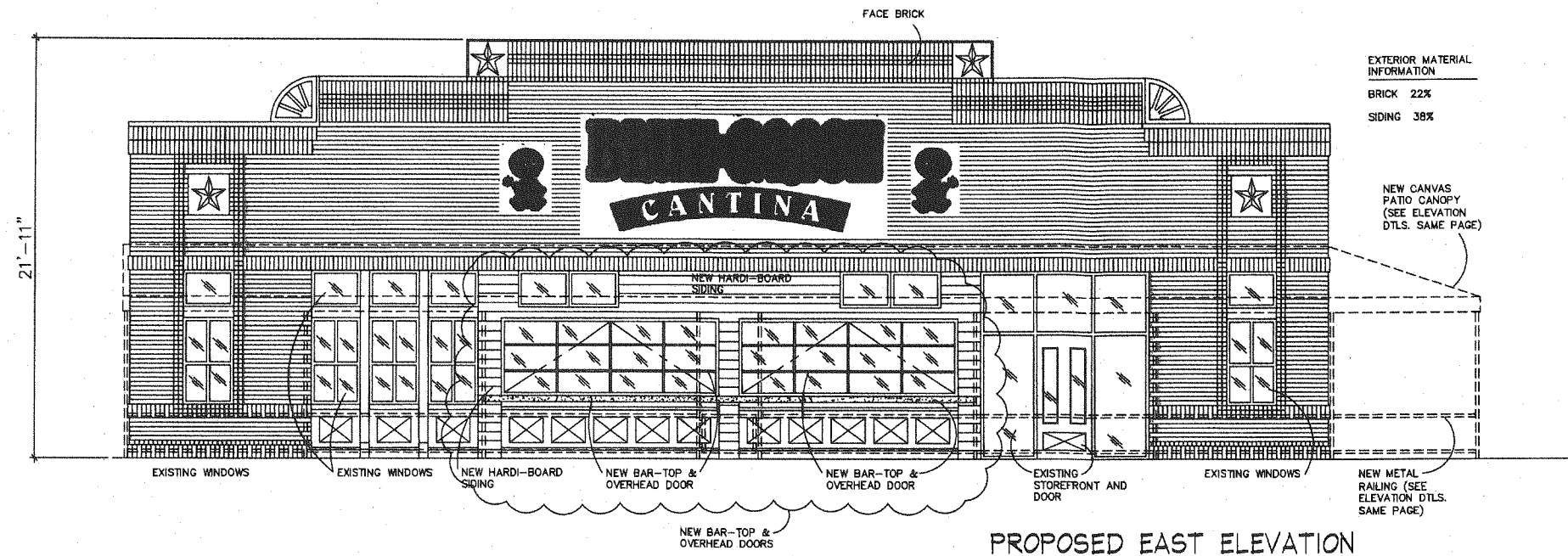
Blue Goose
Store #7
Grapevine, Texas

Landscape Plan

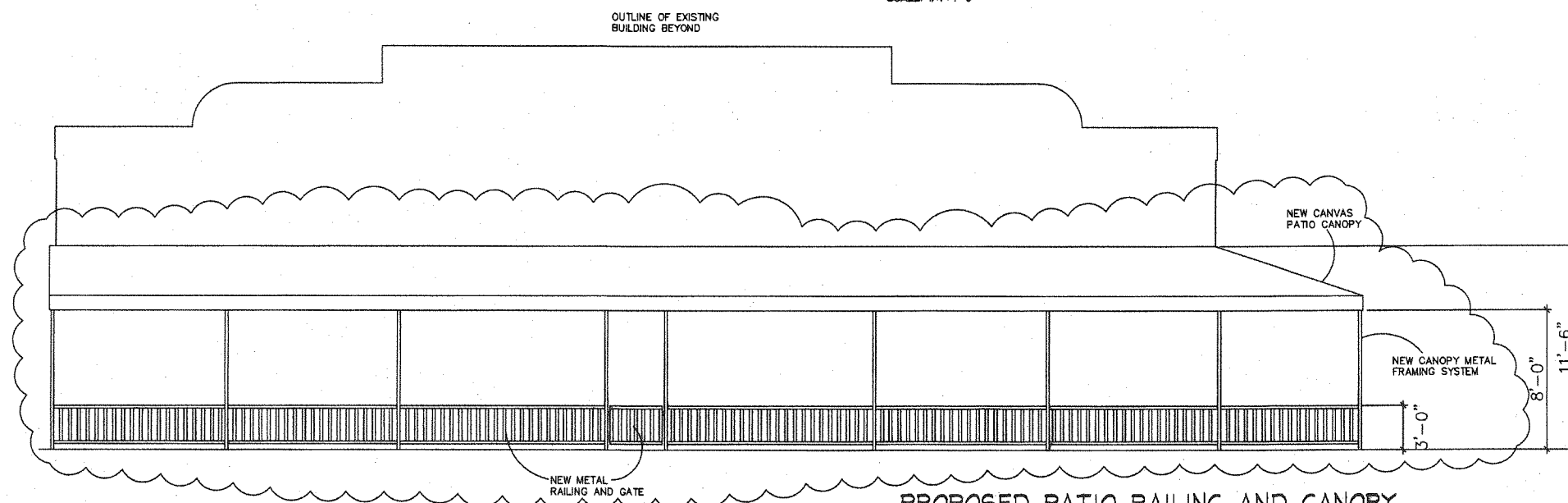
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Checked: DRC
Scale: PER PLAN
Date: 12.10.15

Revisions:
Sheet Number
L1.0

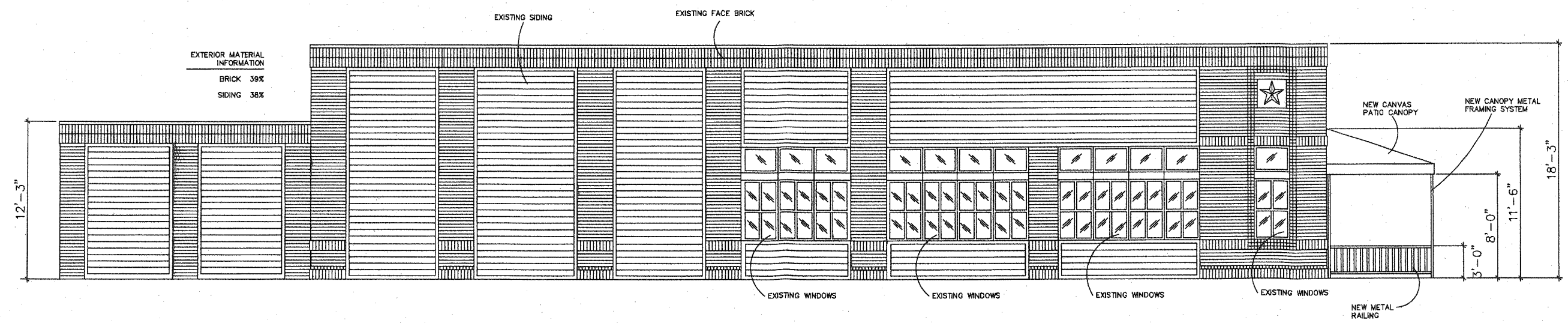
CASE NAME:
CASE NUMBER:
LOCATION:
MAYOR SECRETARY
DATE:
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE:
SHEET: 3 OF 10
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED PATIO RAILING AND CANOPY
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION - NO CHANGE
SCALE: 1/4"=1'-0"

GENERAL NOTES

PURPOSE OF THE CONDITIONAL USE PERMIT

A. CONDITIONAL USE REQUEST CU15-48 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLANS OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.

B. THE ENTIRE SITE IS THE PREMISES.

CC ITEM #5, 24
PZ ITEM #3, 10
DEC 7, 2015

SIGN INFORMATION
FRONT SIGNAGE
37'-6" X 3' + 3'X4'
(2) = 136 SF
SIDE SIGNAGE
18'X3' + 3'X12' +
3'X4' (2) = 108 SF
TOTAL SIGNAGE SF
OF 244 SF

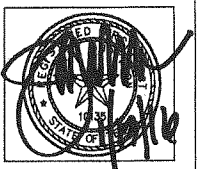
CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 4 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES



DENCO
Construction Specialists
5025 Lyons Road
Grapevine, TX 76135
Steve J. Smith
714.228.0160
www.dencoCS.com

A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

HOME FRONT
PLANNING & DESIGN
Bridgett L. Parker
188 Tanden Trail
Boysa City, TX 75189
214.808.5075
bparker@homefrontcs.com

SHEET NAME:
EXTERIOR
ELEVATIONS

CONDITIONAL USE / SITE PLAN APPROVAL

A1.00

GENERAL NOTES

CC ITEM #5, 24
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DEC 7, 2015

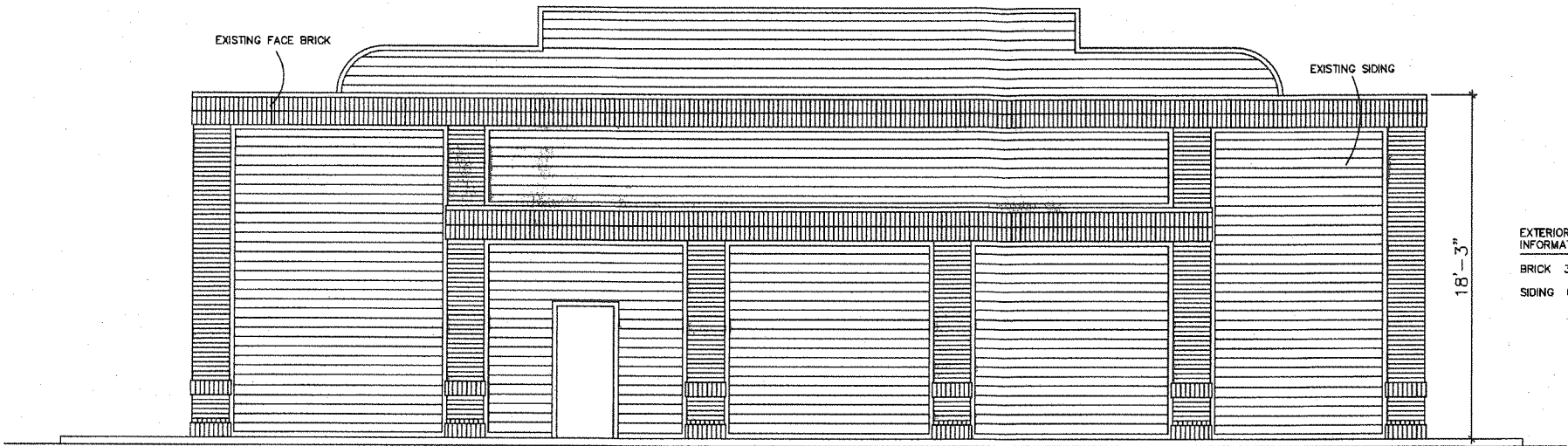
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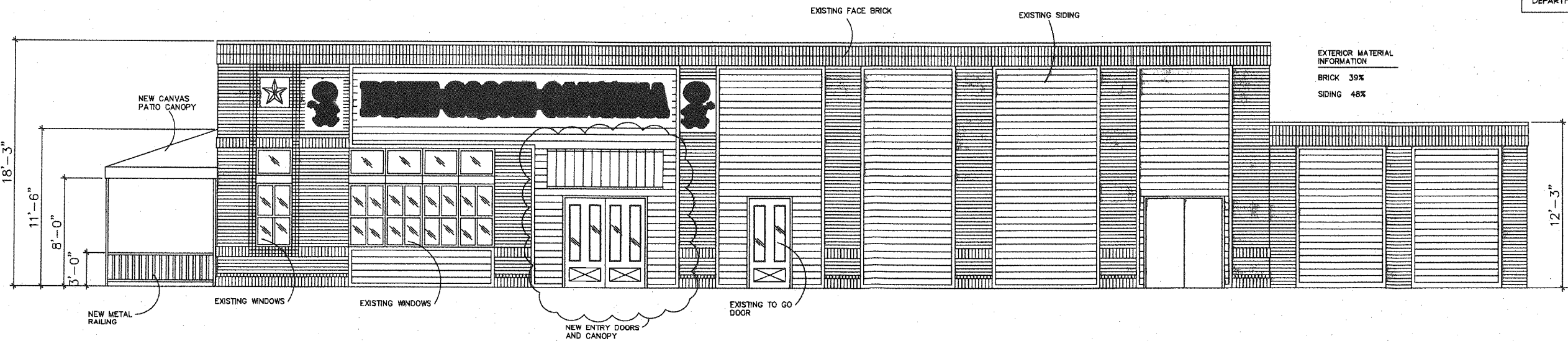
EXTERIOR MATERIAL
INFORMATION
BRICK 32%
SIDING 65%



PROPOSED WEST ELEVATION - NO CHANGE

SCALE: 1/4"=1'-0"

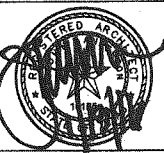
CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 9 OF 10
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

CONDITIONAL USE / SITE PLAN APPROVAL



DENCO
Construction Specialists
5505 Lyons Road
Garland, Texas 75043
www.DencoCS.com
Steven J. Smith
214.888.9198 phone
972.228.0165 fax

A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

HOME FRONT
PLANNING
& DESIGN
Bridgett L. Parker
188 Tanden Trail
Royse City, TX 75189
214.808.5075
bparker@denoccs.com

SHEET NAME:
EXTERIOR
ELEVATIONS

A1.50

GENERAL NOTES

CC ITEM #5, 24
PZ ITEM #3, 10
DATE
DEC 7, 2015

PURPOSE OF THE CONDITIONAL USE PERMIT

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B. THE ENTIRE SITE IS THE PREMISES.

CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR SECRETARY

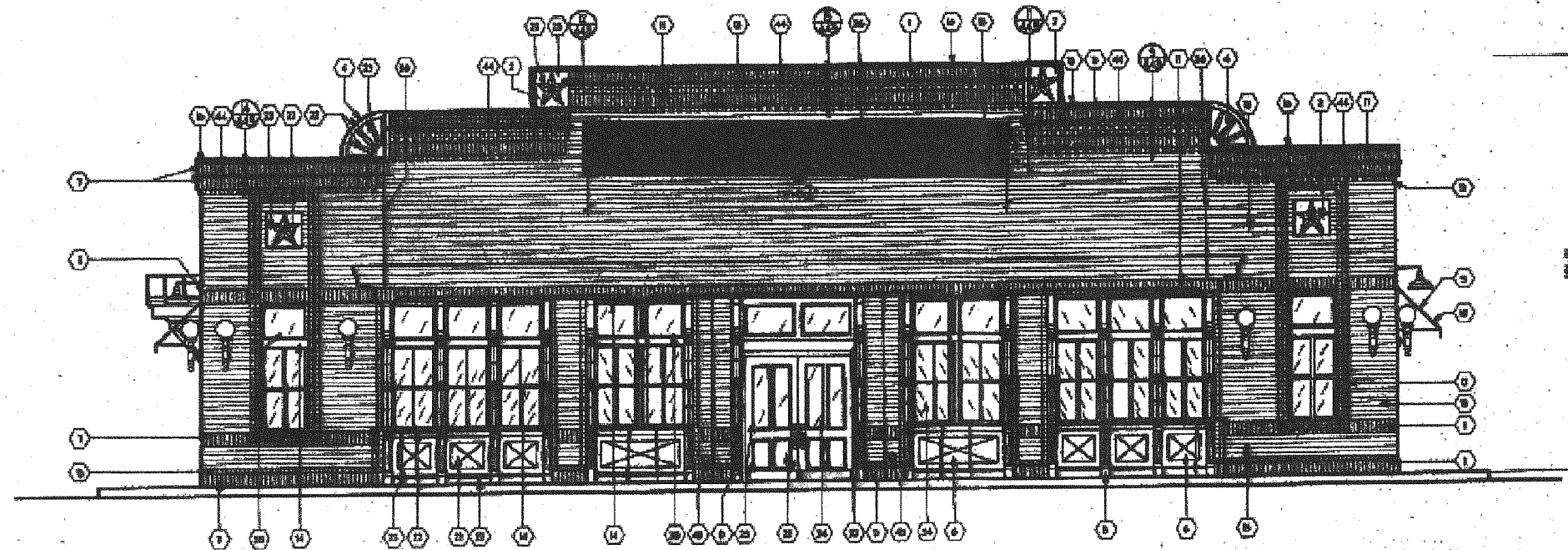
DATE: PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: SHEET: 6 OF 10

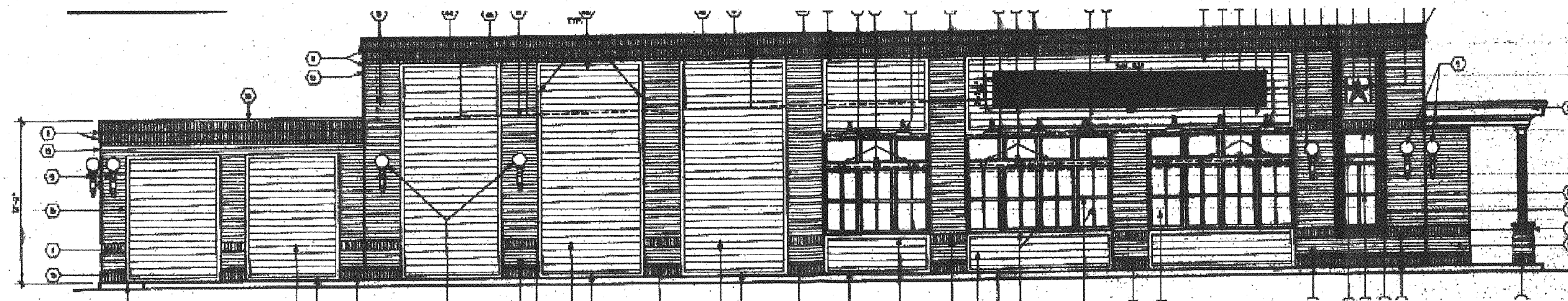
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



DENCO
Construction Specialists
5525 Lyons Road
Garland, Texas 75042
Steven J. Smith
214.888.9189 Phone
972.226.0165 Fax

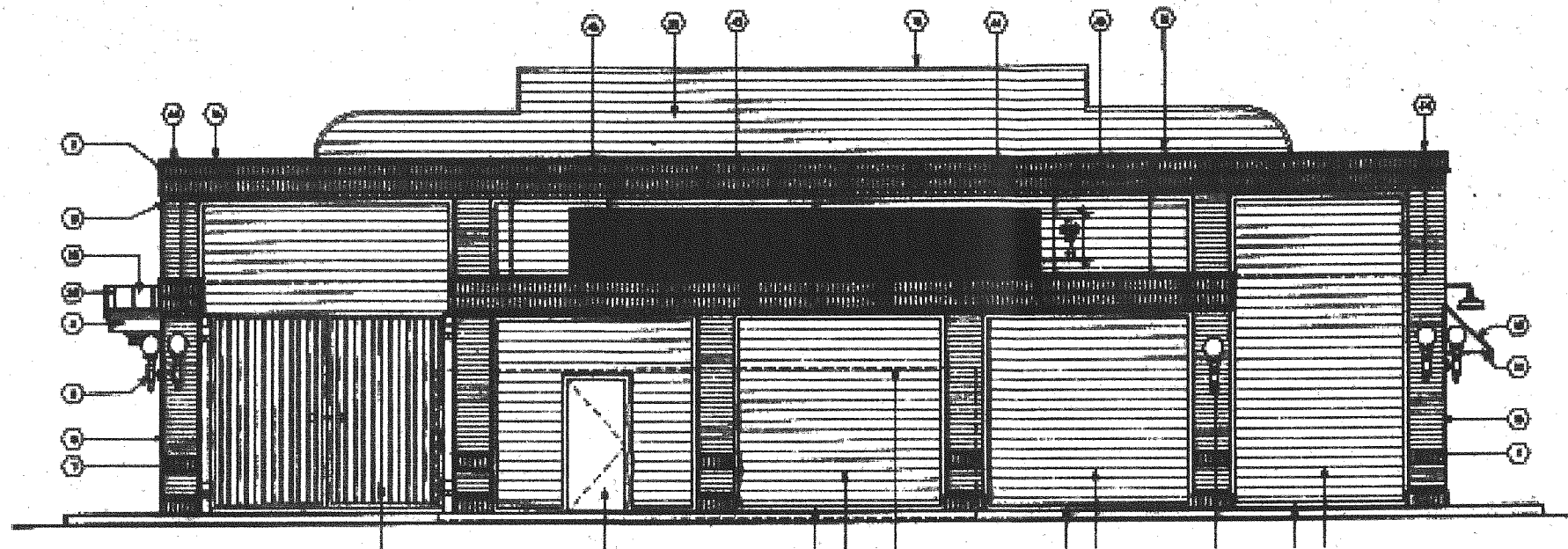
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BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

HOME FRONT
PLANNING & DESIGN
Bridgett L. Parker
188 Tanden Trail
Rosen, TX 76769
214.808.5075
bparker@denccs.com

SHEET NAME:
EXG. EXTERIOR
ELEVATIONS

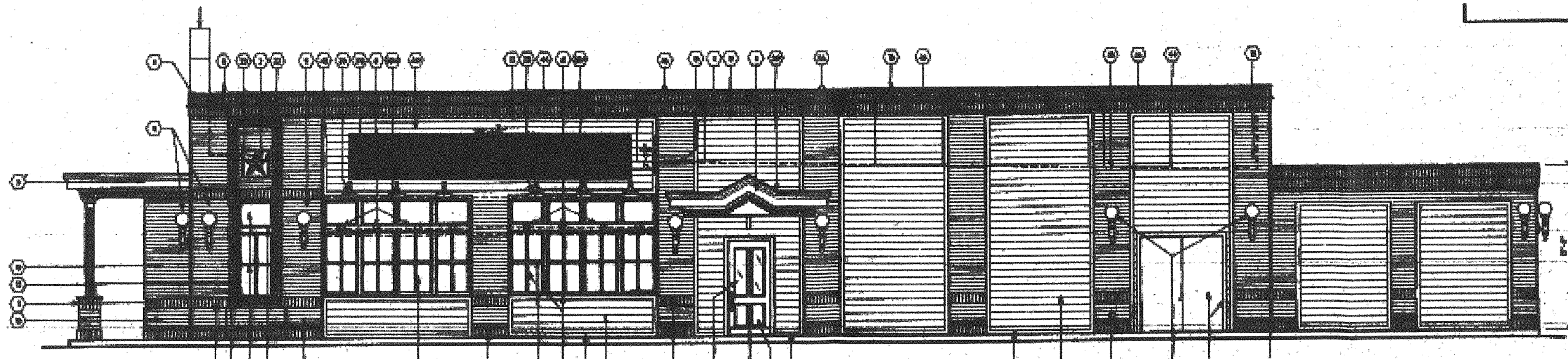
CONDITIONAL USE / SITE PLAN APPROVAL

A2.00



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

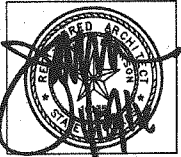
GENERAL NOTES

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B. THE ENTIRE SITE IS THE PREMISES.

DATE: **CC ITEM #5, 24**
PZ ITEM #3, 10
DEC 7, 2015



DENCO
Construction Specialists
5505 Lyndon Road
Garland, Texas 75043
www.DenocoCS.com
Steve J. Smith
214.889.9189 phone
972.228.0185 fax

CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: **7** OF **10**
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

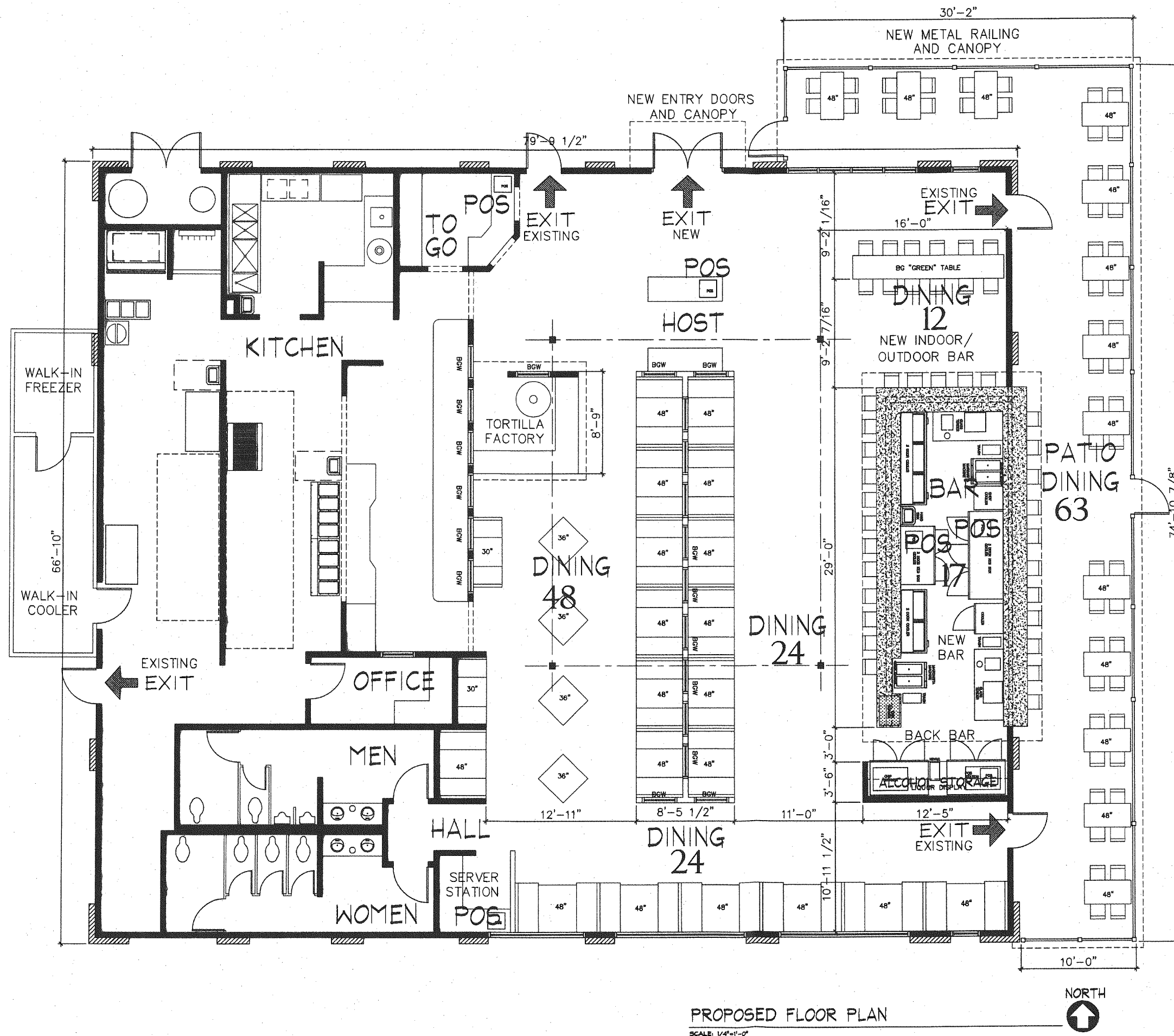
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2455 E. GRAPEVINE MILLS CIR. MCKINNEY TEXAS 76051

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& DESIGN
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188 Tanden Trail
Roya City, TX 75189
214.808.5075
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SHEET NAME:
EXG. EXTERIOR
ELEVATIONS

CONDITIONAL USE / SITE PLAN APPROVAL

A2.50



GENERAL NOTES

CC ITEM #5, 24
PZ ITEM #3, 10
DATE: DEC 7, 2015

- SEE PLAN FOR BOOTH SEATING TO REMAIN AND TO RECOVER WITH NEW MATERIAL.
- ALL INTERIOR WINDOWS TO RECEIVE BLUE GOOSE STYLE MULLIONS AND PAINTED TO MATCH PRISCO.
- REPAINT INTERIOR WALLS AS NEEDED FOR REMODEL.
- PROVIDE MEP MODIFICATIONS AND PATCHING AS REQUIRED FOR NEW BAR INSTALL.
- NO MODIFICATIONS TO THE EXISTING HVAC SYSTEM UNLESS NOTED OTHERWISE.
- RESTROOMS ARE TO REMAIN AS IS THIS AREA.
- KITCHEN MEP TO RECEIVE MODIFICATIONS AS NEEDED FOR NEW KITCHEN EQUIPMENT INSTALL IF APPLICABLE.
- FLOORING TO REMAIN UNLESS NOTED OTHERWISE.
- LIGHTING TO BE MODIFIED AND RELOCATED / RELAMPED AS NEEDED FOR REMODEL.
- EXISTING CEILINGS TO REMAIN AS IS.
- TORTILLA STATION TO REMAIN AS IS.
- REF. CANOPY VENDOR DRAWINGS FOR PATIO AWNING DTLS.

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B. THE ENTIRE SITE IS THE PREMISES.

SEATING AREA OCCUPANCY

INTERIOR

DINING	TOTAL = 72 PERSONS
BAR	TOTAL = 17 PERSONS
BAR DINING	TOTAL = 36 PERSONS
	TOTAL = 125 PERSONS

PATIO

PICNIC TABLES	TOTAL = 52 PERSONS
BAR	TOTAL = 11 PERSONS
	TOTAL = 63 PERSONS

TOTALS

NO. OF OCCUPANTS	188 PERSONS
OCCUPANT LOAD	188 PERSONS

CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE: _____
SHEET: 8 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

CONDITIONAL USE / SITE PLAN APPROVAL



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A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

HOME FRONT
PLANNING & DESIGN
Bridgett L. Parker
188 Tansan Trail
Rosen City, TX 75189
214.808.5075
bparker@homefront.com

SHEET NAME:
PROPOSED PLAN

A3.00

GENERAL NOTES

CC ITEM #5, 24
PZ ITEM #3, 10
DATE: DEC 7, 2015

PURPOSE OF THE CONDITIONAL USE PERMIT

A. CONDITIONAL USE REQUEST CU15-48 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLANS OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.

B. THE ENTIRE SITE IS THE PREMISES.



DENCO
Construction Specialists
5505 Lynne Road
Garland, Texas 75043
www.DencoCS.com
Steven J. Smith
214.889.8189 phone
972.226.0165 fax

A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
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188 Tanden Trail
Royse City, TX 75189
214.808.5075
bparker@homefrontcs.com

SHEET NAME:
EXG FLOOR PLAN

A4.00

CASE NAME: BLUE GOOSE CANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

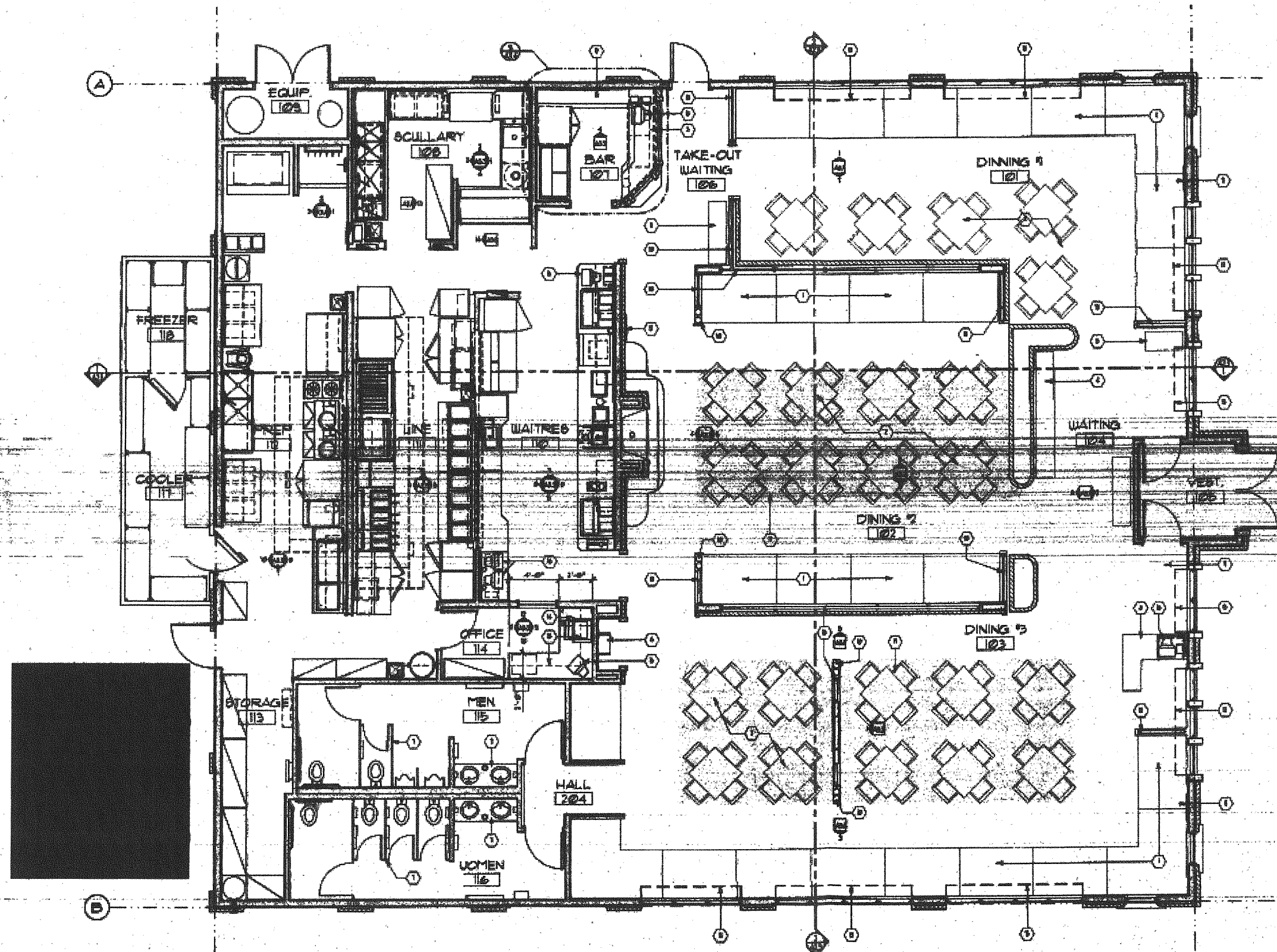
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 9 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

CONDITIONAL USE / SITE PLAN APPROVAL



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

SPEAKER/MONITOR NOTES

SPEAKERS - 3 TOTAL

- #1 FOR THE PURPOSE OF MUSIC PLAY BETWEEN THE HOURS OF 11AM - 11PM
- #2 FOR THE PURPOSE OF MUSIC PLAY BETWEEN THE HOURS OF 11AM - 11PM
- #3 FOR THE PURPOSE OF MUSIC PLAY BETWEEN THE HOURS OF 11AM - 11PM

MONITORS - 3 TOTAL

- #1 FOR THE PURPOSE OF TV PLAY BETWEEN THE HOURS OF 11AM - 11PM
- #2 FOR THE PURPOSE OF TV PLAY BETWEEN THE HOURS OF 11AM - 11PM
- #3 FOR THE PURPOSE OF TV PLAY BETWEEN THE HOURS OF 11AM - 11PM

Samsung LED H5500 Series Smart TV - 48" Class (47.6" Diag.)

Specifications

Features

Game Mode
Yes

Closed Captioning
Yes

Apps Platform
Smart TV with Apps and Full Web Browser

AnyNet+™ (HDMI-CEC)
Yes

Smart View 2.0
Yes

Motion Control
Ready

Processor
Quad Core

RVU
Yes (DirectTV Only)

OSD Language
English, Spanish, French

Smart Hub
Yes

Eco Sensor
Yes

ConnectShare™
Movie

Wi-Fi Direct
Yes

V-Chip
Yes

History
Yes

Electronic Program Guide (Channel Guide)
Yes

Wide Color Enhancer Plus
Yes

Dimensions

Product Size (W x H x D) Without Stand
42.3" x 24.7" x 2.6"

Shipping Size (W x H x D)
50.9" x 28.1" x 5.2"

Product Size (W x H x D) With Stand
42.3" x 26.5" x 8.0"

Design

Stand Type (Color)
Square Stand (Black Hairline)

Bezel Width
0.3" Thin

Type
LED TV

Swivel Stand (Left/Right)
Yes

Audio

DTS Premium Sound
DTS Premium Sound 5.1

Dolby
Dolby MS10

Speaker Type
Down Firing + Full Range

Sound Output (RMS)
10W x 2

Sound Effect
DTS Studio Sound

Accessory

Slim Gender Cable
Yes

Power Cable
Yes

IR Extender Cable
Yes

Remote Control Battery
Yes

Vesa Wall Mount Compatibility
Yes (400 x 400)

Remote
Universal Remote Control (TM1260C)

Wireless Connectivity

Wi-Fi Direct
Yes

Wi-Fi
Built-in Wi-Fi

Weight

Shipping Weight
34.4 lb.

Product Weight Without Stand
24.5 lb.

Product Weight With Stand
26.5 lb.

Video

Motion Rate*
60

*Motion Rate replaces Clear Motion Rate as the Samsung measure of motion clarity

Resolution
1920 x 1080

Screen Size
47.6" Measured Diagonally

System

DTV Tuner
ATSC / Clear QAM

Series

Series
H5500

Power

Maximum Power Consumption
115W

Power Supply (V)
AC110-120V 60Hz

Typical Power Consumption
40W

Standby Power Consumption
Under 0.3W

ENERGY STAR® Certified
Yes

Inputs & Outputs

IR out
Yes

RS232C
1

Ethernet
1

USB
2

RF In (Terrestrial/Cable Input)
1/1 (Common Use for Terrestrial)/0

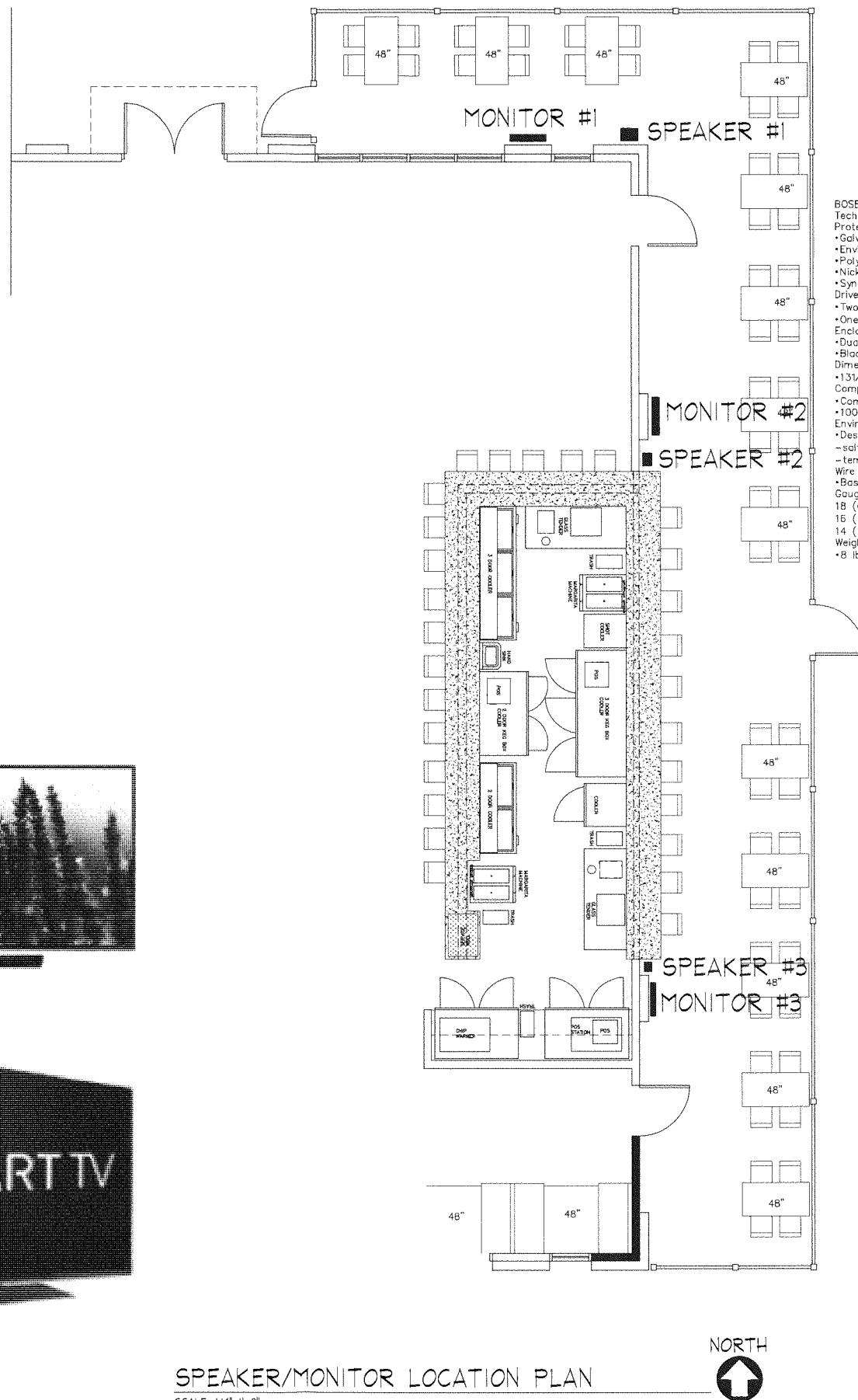
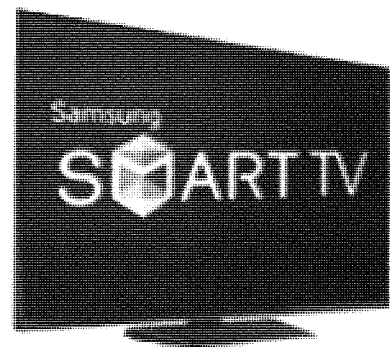
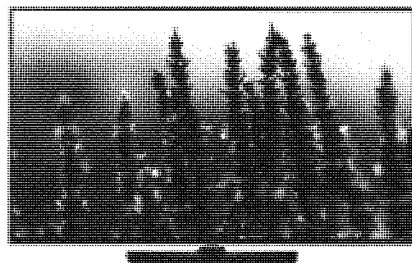
HDMI
3

Digital Audio Out (Optical)
1

Composite In (AV)
1 (Common Use for Component Y)

Component
1

Audio Out (Mini Jack)



SPEAKER/MONITOR LOCATION PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES

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B. THE ENTIRE SITE IS THE PREMISES.

BOSE 251 Environmental Speakers

Technical Information

Protective features

- Galvanized powder coated steel grille
- Environmentally resistant hardware
- Polymer fiber composite drivers
- Nickel-plated brass connection terminals
- Syncom® computer quality control

Driver complement

- Two (2) 2 1/2" environmental Twiddler™ drivers per speaker
- One (1) 5 1/4" environmental woofer per speaker

Enclosure

- Dual-port molded polypropylene composite
- Black or white

Dimensions

- 13 1/2" H x 5 3/4" W x 8" D (34.29 cm x 14.6 cm x 20.32 cm)

Compatibility

- Compatible with amplifiers or receivers rated 10-200 watts per channel/rated 4 to 8 ohms
- 100W IEC continuous power handling, rated 8 ohms

Environmental Capabilities

- Designed to withstand:

-salt fog, sun, high humidity (100%RH)

-temperature extremes (-40°F to 158°F; -40°C to 70°C)

Wire recommendations

- Based on a maximum frequency response deviation of ±0.5 dB

Gauge Length

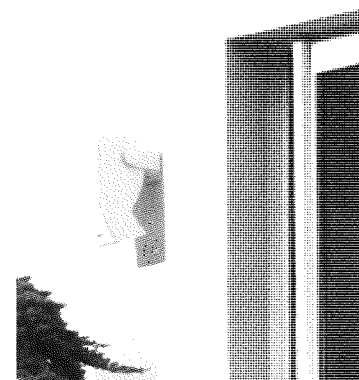
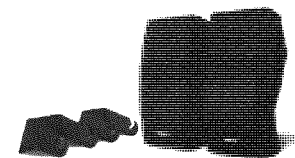
18 (0.75 mm2) 30 ft (9 m) maximum

16 (1.5 mm2) 45 ft (14 m) maximum

14 (2.0 mm2) 70 ft (21 m) maximum

Weight

- 8 lb (3.63 kg) each



CASE NAME: BLUE GOOSE GANTINA
CASE NUMBER: CU15-48
LOCATION: 2455 E GRAPEVINE MILLS ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

CONDITIONAL USE / SITE PLAN APPROVAL

DATE:

CC ITEM #5, 24

PZ ITEM #3, 10



DENCO
Construction Specialists
5625 Lyons Road
Garland, Texas 75042
Phone: 972.226.0185
Fax: 972.226.0185

A NEW LOCATION FOR FUTURE BLUE GOOSE STORE #7
BLUE GOOSE - GRAPEVINE
2455 E. GRAPEVINE MILLS CIR.
MCKINNEY TEXAS 76051

THE HOME FRONT
PLANNING & DESIGN
Bridgett L. Parker
186 Tanden Trail
Royse City, TX 75189
214.808.5075
bparker@hencos.com

SHEET NAME:
SPEAKER PLAN

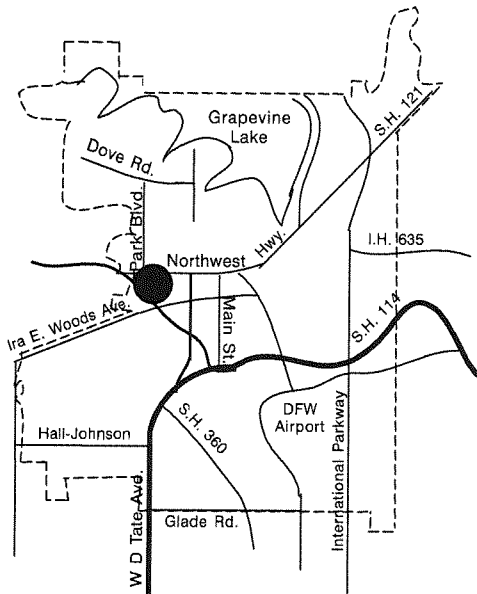
A5.00

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-49 WISE GUYS
PIZZERIA



APPLICANT: Kevin McNamara

PROPERTY LOCATION AND SIZE:

The subject property is located at 322 South Park Boulevard and is platted as Lot 5, Block 1, Park and Wall Addition. The addition contains 2.25 acres and has approximately 329 feet of frontage along South Park Boulevard and approximately 267 feet of frontage along West Wall Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU14-39 (Ord. 2014-65) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer and wine only), outdoor speakers and outside dining, specifically to allow on and off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant.

Conditional Use Permit CU14-39 (Ord. 2014-52) was approved by the City Council at the October 21, 2014 meeting to allow for on-premise consumption of alcoholic beverages (beer and wine only) for Wise Guy's Pizzeria on the subject site. With this request the applicant proposes to allow off-premise consumption of beer only and on-premise consumption of beer and wine only. The applicant is currently a holder of a Wine and Beer Retailer's Permit (BG Permit) from the Texas Alcoholic Beverage Commission. The BG

Permit allows the holder to sell beer and wine for both on and off premise consumption; however, the applicant initially requested on-premise sales and consumption only. No other changes to the previously approved conditional use permit are proposed.

The applicant has established Wise Guys Pizzeria on the subject site as a casual dining restaurant which features pizza, pasta and premium draft beer. The applicant total seating accommodates 131 patrons including an outdoor covered patio area on the west side of the building that accommodates 46 restaurant patrons. Two outdoor speakers exist on the patio. The required parking for the existing uses within the shopping center and the proposed restaurant is 381 parking spaces—384 parking spaces have been provided.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center designation and is currently developed with the 60,279 square foot Tom Thumb grocery store, a 40 foot pole sign, a 2,550 square foot dry cleaner and a 21,064 square foot multi-tenant shopping center. Lot 6R was approved for development of six medical office buildings totaling 20,500 square feet and one 10,000 square foot retail building which have not been constructed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "R-1", Single Family to "PO", Professional Office. In 1988, the City Council approved for the Park and Wall Addition a Zone Change Request (Z87-02) to "CC" Community Commercial. A portion of Lot 3, just east of the Living Word Lutheran Church was deed restricted to "PO" Professional Office District with that zone change. A Conditional Use Permit (CU88-06) was approved for a Planned Commercial Center, a 40 foot pole sign to be located at the corner of Park Boulevard, State Highway 114 and Wall Street, and to allow Tom Thumb (Lot 4) off-premise alcoholic beverage sales. A Conditional Use Permit (CU90-10) was approved with amendments to Lot 4 to allow Tom Thumb to add 3,480 square feet to the entry vestibule and amend the area for beer and wine storage, add temporary promotional display areas for beer and wine, relocated both store entries and the handicapped parking spaces to provide several cart storage areas in the parking islands and revised the exterior building facades. Conditional Use Permit (CU90-14) was approved to allow on Lot 1 the Chevron gasoline and convenience store with off-premise consumption of alcoholic beverages. Conditional Use Permit (CU91-20) was approved to allow the enlargement of the vestibule area by 496 square feet. Conditional Use Permit (CU94-09) was approved to allow on Lot 5 a 21,118 square foot retail site addition to the west of Tom Thumb. Conditional Use Permit (CU94-34) was approved to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU95-09) was approved to allow on Lot 3 an 11,238 square foot strip office center. Conditional Use Permit (CU96-11) was approved to allow outdoor storage of wood in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU97-20) was approved to allow on Lot 2 a 3,600 square foot

building for personal service and retail development. Conditional Use Permit (CU98-11) was approved to revise the retail building on Lot 2. Conditional Use Permit CU98-46 (Ord.99-26) was approved at the February 16, 1999 meeting to allow for the addition of a 12,984 square foot retail space on Lot 6R which was never built. Conditional Use Permit CU99-70 (Ord. 2000-15) was approved at the February 15, 2000 meeting to allow for outside dining and alcoholic beverage consumption on a proposed outdoor dining area which was never constructed. Conditional Use Permit CU06-16 was approved at the June 20, 2006 meeting to allow for new office buildings on Lot 6R which were never constructed. Conditional Use Permit CU11-35 (Ord. 2012-03) was approved at the January 17, 2012 meeting for office condominiums on Lot 6R. Conditional Use Permit CU14-39 was approved by the City Council at the October 21, 2014 meeting to allow for on-premise consumption of alcoholic beverages (beer and wine only) outdoor speakers and outside dining in conjunction with a restaurant (Wise Guy's Pizzeria).

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "PO" Professional Office District, "CC" Community Commercial District, "R-7.5" Single Family District, and "R-20" Single Family District – Lutheran Church, Medical Offices, Brookside Addition, Manor Addition, the Verizon Building and Chevron

SOUTH: "CC" Community Commercial – Baylor Surgery Center

EAST: "PO" Professional Office District and "R-7.5" Single Family District – Grapevine Offices and single family residential

WEST: "HC" Highway Commercial District – Viewpoint Bank, O'Reilly Auto Parts

AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The proposed addition is appropriate in this noise zone.

MASTER PLAN APPLICATION:

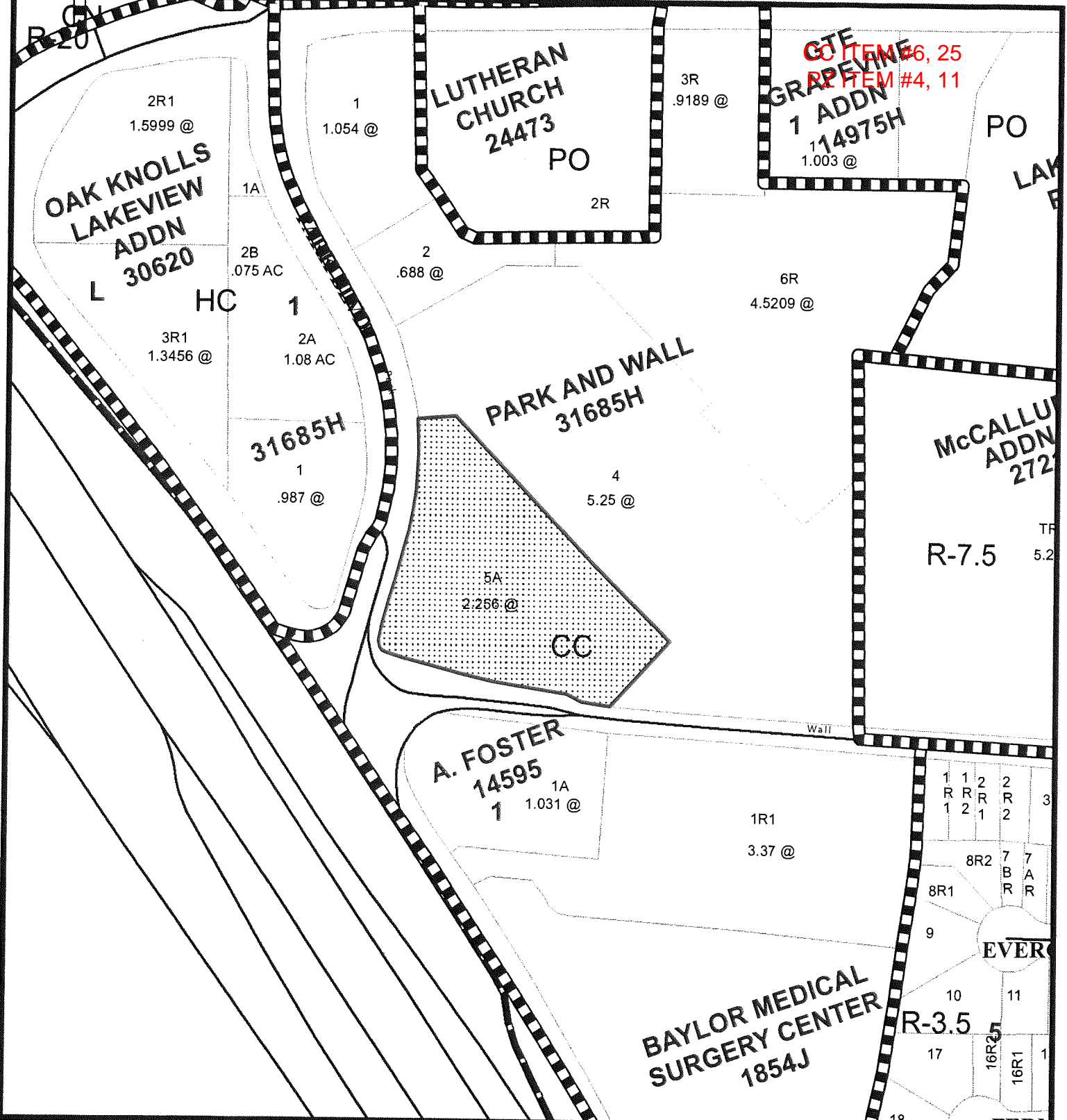
The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates South Park Boulevard as a Type C, Minor Arterial with

a minimum 80-foot of right-of-way developed as 4 lanes with a turning lane.

/at



CC ITEM #6, 25
 RE ITEM #4, 11

CU15-49 Wise Guy's Pizzeria

Date Prepared: 12/31/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact

Kevin McNamara, Wise Guys Pizzeria

Street address of applicant / agent:

377 S. Park Blvd

City / State / Zip Code of applicant / agent:

Grapevine TX 76051

Telephone number of applicant / agent:

817-488-0001

Fax number of applicant / agent

N/A

Email address of applicant / agent

Kevin@wiseguysstx.com

Mobile phone number of applicant / agent

972-921-5835

PART 2. PROPERTY INFORMATION

Street address of subject property

377 S. Park Blvd

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Lot

5

Block

1

Addition

Park West Plaza

Size of subject property

Acres

Present zoning classification:

Proposed use of the property:

Square footage

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Cross Timbers TT Owner LLC

Street address of property owner:

40 Skokie Boulevard Suite 610

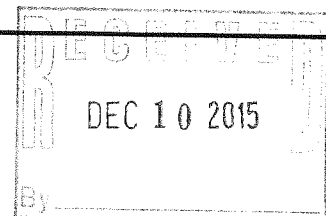
City / State / Zip Code of property owner:

Northbrook IL 60062

Telephone number of property owner:

972-426-8764

Fax number of property owner:



- ☐ Submit a letter describing the proposed conditional use and note the request on the site plan document
- ☐ In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- ☐ In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- ☐ Application of site plan approval (Section 47, see attached Form "B").
- ☐ The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- ☐ All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- ☐ All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- ☐ Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- ☐ I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Kevin McNamara

Kevin McNamara

Print Applicant's Name:

Applicant's Signature:

The State of

Texas

County Of

Tarrant

Before Me

Michael Fenton
(notary)

on this day personally appeared

Kevin McNamara
(applicant)

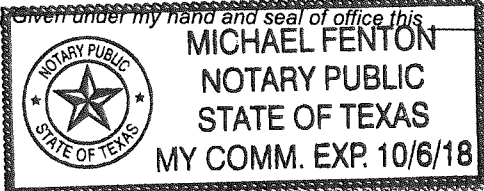
known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this

8

day of

December, A.D. 2015



Michael Fenton

Notary In And For State Of Texas

Print Property Owners Name:

Property Owner's Signature:

The State Of

County Of

Before Me

(notary)

on this day personally appeared

(property owner)

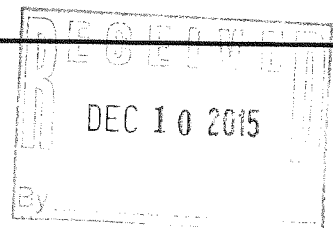
known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this

day of

_____, A.D. _____

Notary In And For State Of Texas



ACKNOWLEDGEMENT

All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

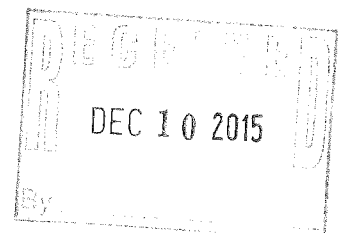
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: _____

Signature of Owner _____

Date: _____



To whom it may concern,

Wise Guys Pizzeria is honored to be in the great city of Grapevine! We have been open 8 months and are ecstatic about the partnerships we have with our employees, guests and the community! Our mission statement is to Exceed Expectations Every day. We do that in 3 facets. First we love on our employees and provide a fun, safe and fair working environment. Our hours of operations are set to allow our team members the ability to be home at decent hour. We also close the restaurant 8 days out of the year so our employees can spend time with their loved ones. Second we exceed our guests' expectations when they dine with us. We offer dine in, delivery and pick up options. Our pizza dough is made from scratch and dressings are made in house. We buy the best quality cheese and believe the product we serve should "Wow" the guest. We groom our young team members to understand the true meaning of hospitality and work hard to give great service to our guests! We serve only local craft beer! We are local guys and gals and truly believe in supporting local businesses and quite frankly the beer is better. Lastly it is our goal to Exceed Expectations in our community. We are an active part in our community and are passionate about having a bigger PURPOSE! We will continue to be an active partner in the community helping with local fundraisers, community service projects, raffles, local ministries and or emergencies.

Wise Guys Pizzeria humbly requests permission to serve "off premise" alcohol. We ask for the ability to sell growlers. Approving our request will help us fulfill our mission. It would be a great opportunity for us to exceed our guests expectations by allowing them to pick up their favorite specialty loaded pizza, and their favorite local craft beer to take home. It gives us another avenue of revenue, which will continue to allow us to not cut corners on staffing therefore giving better service to the guest and keeping staff happy! Finally, it would help the community due to the additional tax dollars brought in. Southlake's Central Market is extremely busy with growler sales and it would be a great opportunity to keep our dollars here in Grapevine!

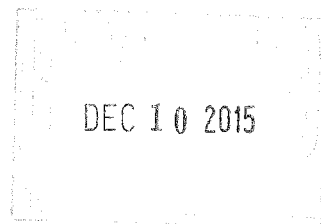
Thank you for your consideration. We look forward to exceeding your expectations for many years to come!

Regards,



Kevin McNamara

Wise Guys Pizzeria



ORDINANCE NO. _____

CU15-49
WISE GUYS
PIZZERIA

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-49 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2014-65, AS AMENDED, FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) OUTDOOR SPEAKERS, AND OUTSIDE DINING, TO ALLOW OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent

property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the

particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU15-49 amending the site plan approved by Ordinance No. 2014-65 for a planned commercial center for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only), outside speakers and outside dining, specifically to allow off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant (Wise Guys Pizzeria) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 5, Block 1, Park and Wall Addition (322 South Park Boulevard) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

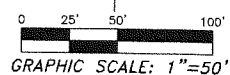
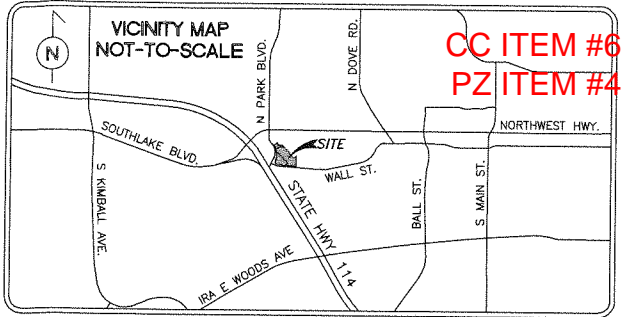
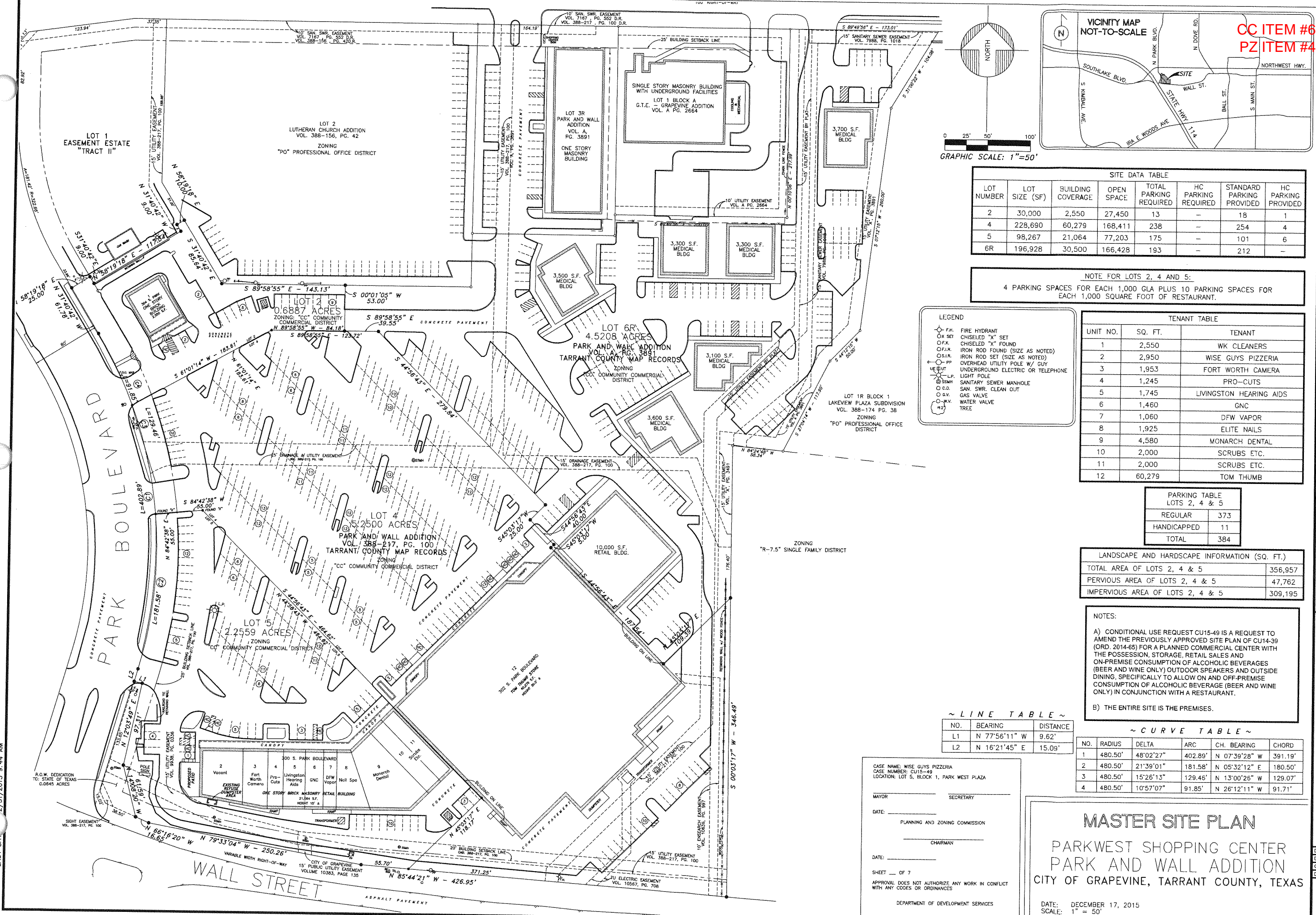
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 1/7/2016 6:01 PM
 LOCATION: C:\USERS\DONOSKY\DESKTOP\WISE GUYS PIZZA MASTERSTEP\PLAN-WISEGUYSPIZZA-2014 E.DWG
 LAST SA: 2/31/2015 9:44 AM



SITE DATA TABLE							
LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE	OPEN SPACE	TOTAL PARKING REQUIRED	HC PARKING REQUIRED	STANDARD PARKING PROVIDED	HC PARKING PROVIDED
2	30,000	2,550	27,450	13	-	18	1
4	228,690	60,279	168,411	238	-	254	4
5	98,267	21,064	77,203	175	-	101	6
6R	196,928	30,500	166,428	193	-	212	-

NOTE FOR LOTS 2, 4 AND 5:
4 PARKING SPACES FOR EACH 1,000 GLA PLUS 10 PARKING SPACES FOR EACH 1,000 SQUARE FOOT OF RESTAURANT.

- LEGEND
- F.H. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - IRON ROD FOUND (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ GUY
 - UNDERGROUND ELECTRIC OR TELEPHONE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - WATER VALVE
 - TREE

TENANT TABLE		
UNIT NO.	SQ. FT.	TENANT
1	2,550	WK CLEANERS
2	2,950	WISE GUYS PIZZERIA
3	1,953	FORT WORTH CAMERA
4	1,245	PRO-CUTS
5	1,745	LIVINGSTON HEARING AIDS
6	1,460	GNC
7	1,060	DFW VAPOR
8	1,925	ELITE NAILS
9	4,580	MONARCH DENTAL
10	2,000	SCRUBS ETC.
11	2,000	SCRUBS ETC.
12	60,279	TOM THUMB

PARKING TABLE LOTS 2, 4 & 5	
REGULAR	373
HANDICAPPED	11
TOTAL	384

LANDSCAPE AND HARDSCAPE INFORMATION (SQ. FT.)	
TOTAL AREA OF LOTS 2, 4 & 5	356,957
PERVIOUS AREA OF LOTS 2, 4 & 5	47,762
IMPERVIOUS AREA OF LOTS 2, 4 & 5	309,195

NOTES:

A) CONDITIONAL USE REQUEST CU15-49 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU14-39 (ORD. 2014-65) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) OUTDOOR SPEAKERS AND OUTSIDE DINING, SPECIFICALLY TO ALLOW ON AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGE (BEER AND WINE ONLY) IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES.

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N 77°56'11" W	9.62'
L2	N 16°21'45" E	15.09'

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	480.50'	48°02'27"	402.89'	N 07°39'28" W	391.19'
2	480.50'	21°39'01"	181.58'	N 05°32'12" E	180.50'
3	480.50'	15°26'13"	129.46'	N 13°00'26" W	129.07'
4	480.50'	10°57'07"	91.85'	N 26°12'11" W	91.71'

CASE NAME: WISE GUYS PIZZERIA
CASE NUMBER: CU15-49
LOCATION: LOT 5, BLOCK 1, PARK WEST PLAZA

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____

SHEET 7 OF 7

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

MASTER SITE PLAN

PARKWEST SHOPPING CENTER
PARK AND WALL ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 17, 2015
SCALE: 1" = 50'

TEXAS REGISTRATION #14109
CLAY MOORE
 ENGINEERING
 MATT MOORE
 95813
 LICENSED PROFESSIONAL ENGINEER
 1/07/2016

DESIGN: ASD
 DRAWN: ASD
 CHECKED: MAM
 DATE: 1/7/2016
 SHEET
SP-1

PARK & WALL ADDITION
 PARKWEST SHOPPING CENTER
 GRAPEVINE, TX

MASTER SITE PLAN

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 1/7/2016 6:01 PM
 LOCATION: C:\USERS\DONOSKY\DESKTOP\WISE GUYS PIZZA\MASTERSITEPLAN-WISEGUYSPIZZA-2014.EDWG
 LAST SAV: 2/31/2015 9:44 AM



NOTE: THE PURPOSE OF THIS SHEET IS TO DEPICT THE ORIENTATION OF THE PROPOSED PATIO IN RELATION TO THE PROPERTY BOUNDARY.

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 77°56'11" W	9.62'
L2	N 16°21'45" E	15.09'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	480.50'	48°02'27"	402.89'	N 07°39'28" W	391.19'

NOTES:

A) CONDITIONAL USE REQUEST CU15-49 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU14-39 (ORD. 2014-65) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) OUTDOOR SPEAKERS AND OUTSIDE DINING, SPECIFICALLY TO ALLOW ON AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGE (BEER AND WINE ONLY) IN CONJUNCTION WITH A RESTAURANT.

B) THE ENTIRE SITE IS THE PREMISES.

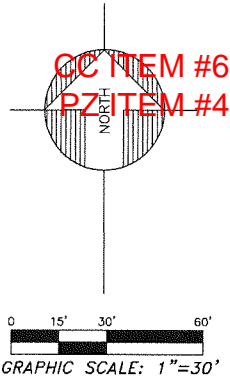
CASE NAME: WISE GUYS PIZZA
 CASE NUMBER: CU15-49
 LOCATION: LOT 5, BLOCK 1, PARK WEST PLAZA

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____

SHEET ___ OF 7
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

DIMENSIONAL CONTROL SITE PLAN / FOCUSED PLAN
 PARKWEST SHOPPING CENTER
 PARK AND WALL ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 17, 2015
 SCALE: 1" = 30'



TEXAS REGISTRATION #14199
CLAY MOORE
 ENGINEERING
 1802 CENTRAL DRIVE, SUITE 400
 BEDFORD, TX 76021
 PHONE: 817.281.0072
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
 MATT MOORE
 95813
 LICENSED PROFESSIONAL ENGINEER
 1/07/2016

PARK & WALL ADDITION
PARKWEST SHOPPING CENTER
GRAPEVINE, TX

NO.	DATE	REVISION	BY

DIMENSIONAL CONTROL SITE
 PLAN / FOCUSED PLAN

DESIGN: ASD
 DRAWN: ASD
 CHECKED: MAM
 DATE: 1/7/2016

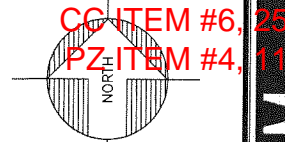
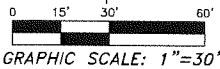
SHEET
SP-2

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 12/17/2016 6:02 PM
 LOCATION: C:\USERS\DDONOSKY\DESKTOP\WISE GUYS PIZZA MASTERSITE\PLAN-WISEGUYSPIZZA-2014 E.DWG
 LAST SAVE: 12/31/2015 9:44 AM



NOTE: THERE IS NO CHANGE IN LANDSCAPING WITH THE ADDITION OF THE PROPOSED PATIO.

LANDSCAPE AND HARDSCAPE INFORMATION (SQ. FT.)	
TOTAL AREA OF LOT 5	98,267
PERVIOUS AREA OF LOT 5	15,893
IMPERVIOUS AREA OF LOT 5	82,374



TREE INFORMATION			
TREES	QTY	TYPE	SIZE
	3	LACEY OAK / QUERCUS LACEYI	18" CAL, 20' HT x 15' SPR
	2	ARIZONA CYPRESS / CUPRESSUS ARIZONICA	7" CAL, 12' HT x 6' SPR
	7	CALLERY PEAR / PYRUS CALLERYANA	10" CAL, 14' HT x 10' SPR
	6	CRAPEMYRTLE / LAGERSTROEMIA INDICA	4" CAL, 10' HT x 5' SPR
	1	SILVER MAPLE / ACER SACCHARINUM	16" CAL, 20' HT x 15' SPR
	6	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	12" CAL, 15' HT x 12' SPR

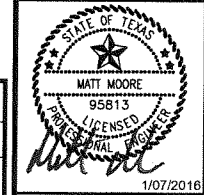
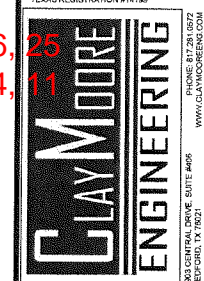
TOM THUMB SCORE

CASE NAME: WISE GUYS PIZZERIA
 CASE NUMBER: CU15-49
 LOCATION: LOT 5, BLOCK 1, PARK WEST PLAZA

 MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET ___ OF 7
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

LANDSCAPE PLAN - LOT 5
 PARKWEST SHOPPING CENTER
 PARK AND WALL ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 17, 2015
 SCALE: 1" = 30'



PARK & WALL ADDITION
 PARKWEST SHOPPING CENTER
 GRAPEVINE, TX

No.	DATE	REVISION	BY

LANDSCAPE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	1/7/2016

SHEET

SP-3

DEPARTMENT OF DEVELOPMENT SERVICES



ARCHITECT
KEVIN THOMPSON, AIA
817.874.2833
KNTHOMPSON@ICLOUD.COM



XX:
姓名: 张林林 身份证号:
XXX@XX.COM

UPDATED SET - USE FOR REQUESTING
"ON PREMISE" AND "OFF PREMISE"
SALE OF ALCOHOL

GENERAL NOTE:
THESE DOCUMENTS ARE FOR PERMIT PURPOSES
ONLY, NOT FOR CONSTRUCTION.
ALL DIMENSIONS MUST BE FIELD VERIFIED.

[illegible]

WISE GUYS PIZZA
TEXAS
AREA DESIGNATION
& SEATING PLAN

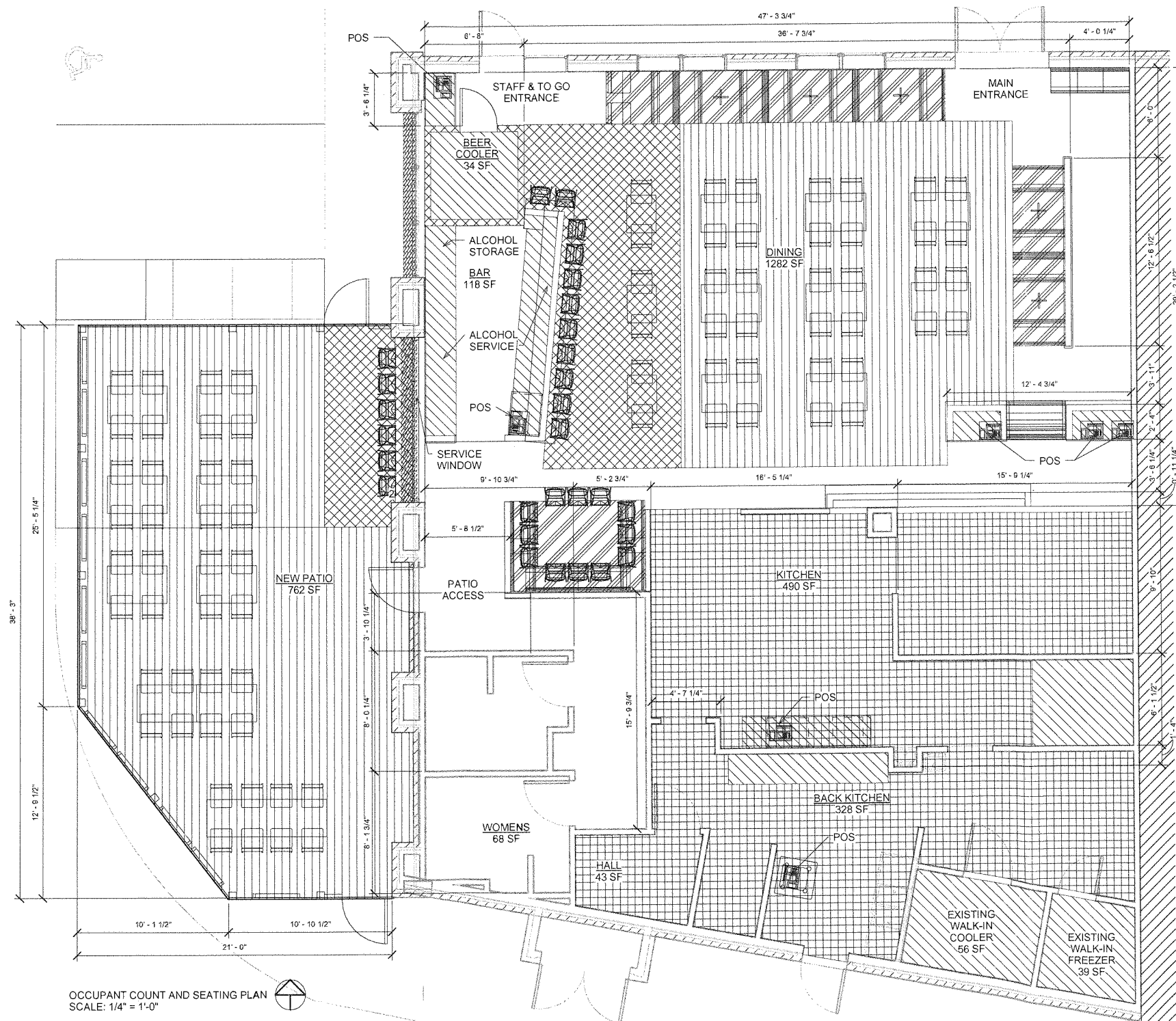
Project number	2014.001
Date	07/28/2014
Drawn by	Author
Checked by	Checker

SHEET 4 OF 7

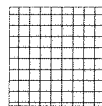
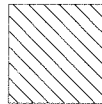
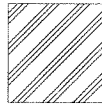
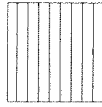
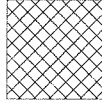
Scale	As indicated
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CHAIR:
SILVER METAL CHAIR, 18" D X 16" W X 32" H, 17.5" SEAT HEIGHT, 12 LBS
ITEM # M7781

FURNITURE - SELECTION & SPECIFICATIONS



OCCUPANT COUNT AND SEATING PLAN
SCALE: 1/4" = 1'-0"

PATTERN	AREA DESIGNATION	AREA / LF	
	KITCHEN	796 SF	
	STORAGE	285 SF	
	FIXED BOOTH SEATING	34 LF	
	NON-FIXED SEATING	1193 SF	
	COUNTER HEIGHT SEATING	44 LF	
	PATIO AREA	762 SF	
SEAT COUNT			
INDOOR		OUTDOOR	
CHAIRS	40	CHAIRS	40
BOOTH SEATS	34	BAR TOP	6
BAR TOP	11		
TOT. INT	85	TOT. EXT	46
		TOTAL SEATS	131

NOT FOR CONSTRUCTION

2/7/2015 4:53:28 PM

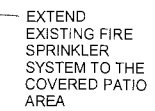
DEPARTMENT OF DEVELOPMENT SERVICES

GENERAL CONTRACTOR
XX
XX
###.###.####
XXX@XX.COM

GENERAL NOTE:
THESE DOCUMENTS ARE FOR PERMIT PURPOSES
ONLY, NOT FOR CONSTRUCTION.
ALL DIMENSIONS MUST BE FIELD VERIFIED.

Scale $3/8" = 1'-0"$

2/7/2015 4:53:31 PM

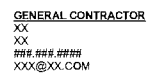


FINISH FLOOR 0'-0"

NEW CURB
INFILL

NOT FOR CONSTRUCTION

DEPARTMENT OF DEVELOPMENT SERVICES



GENERAL NOTE:
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ONLY, NOT FOR CONSTRUCTION.
ALL DIMENSIONS MUST BE FIELD VERIFIED.

Project number	2014.001
Date	07/28/2014
Drawn by	Author
Checked by	Checker
SHEET 7 OF 7	
Scale	3/8" = 1'-0"

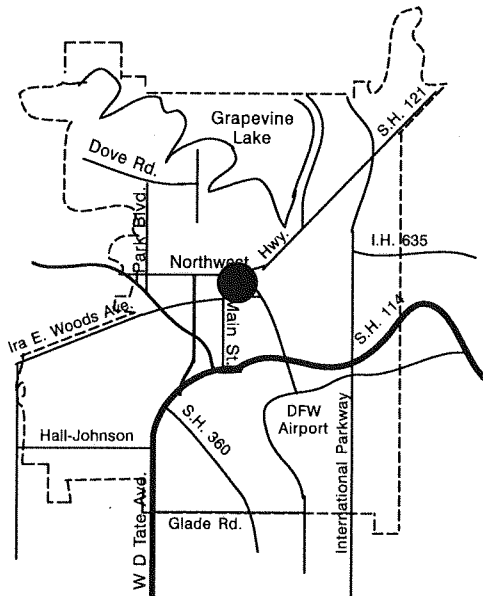
1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-06



APPLICANT: Anne Somerfeld

PROPERTY LOCATION AND SIZE:

The subject property is located at 517 East Worth Street and platted as Lot 5, Block 108, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 517 East Worth Street and platted as Lot 5, Block 108, College Heights Addition.

The Historic Preservation Commission, at their October 28, 2015 meeting, adopted the preservation criteria for the subject property.

On September 15, 2015, Anne M. Somerfeld filed an application for historic landmark subdistrict on her property located in the College Heights Addition that is listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary of the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between

ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

History: W. C. Tillery, a prior owner of this property, was the son of Tim Pearson Tillery and Cora Alice Renfro Tillery of Decatur, Tennessee. Tim, born Nov. 7, 1886, was 18 months old when his parents moved to the Minter's Chapel area of Grapevine. Cora's family moved from Decatur, Tennessee, to the McKinney area about 1900 and resided there a short time before also moving to the Minter's Chapel area. W. C. Tillery was Tim and Cora's youngest son, born Jan. 15, 1929. He married Joan Grantham, the daughter of a Grapevine pioneer family (McKibben), and their daughter, Darlene, married David Florence, Grapevine's well-known former municipal judge and son of Eathel A. (Preacher) Florence and Florence Barnes Florence.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently used as a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family Residential – residential structures

SOUTH: "R-7.5" Single Family Residential – residential structures

EAST: "R-7.5" Single Family Residential – residential structures

WEST: "R-7.5" Single Family Residential – residential structures

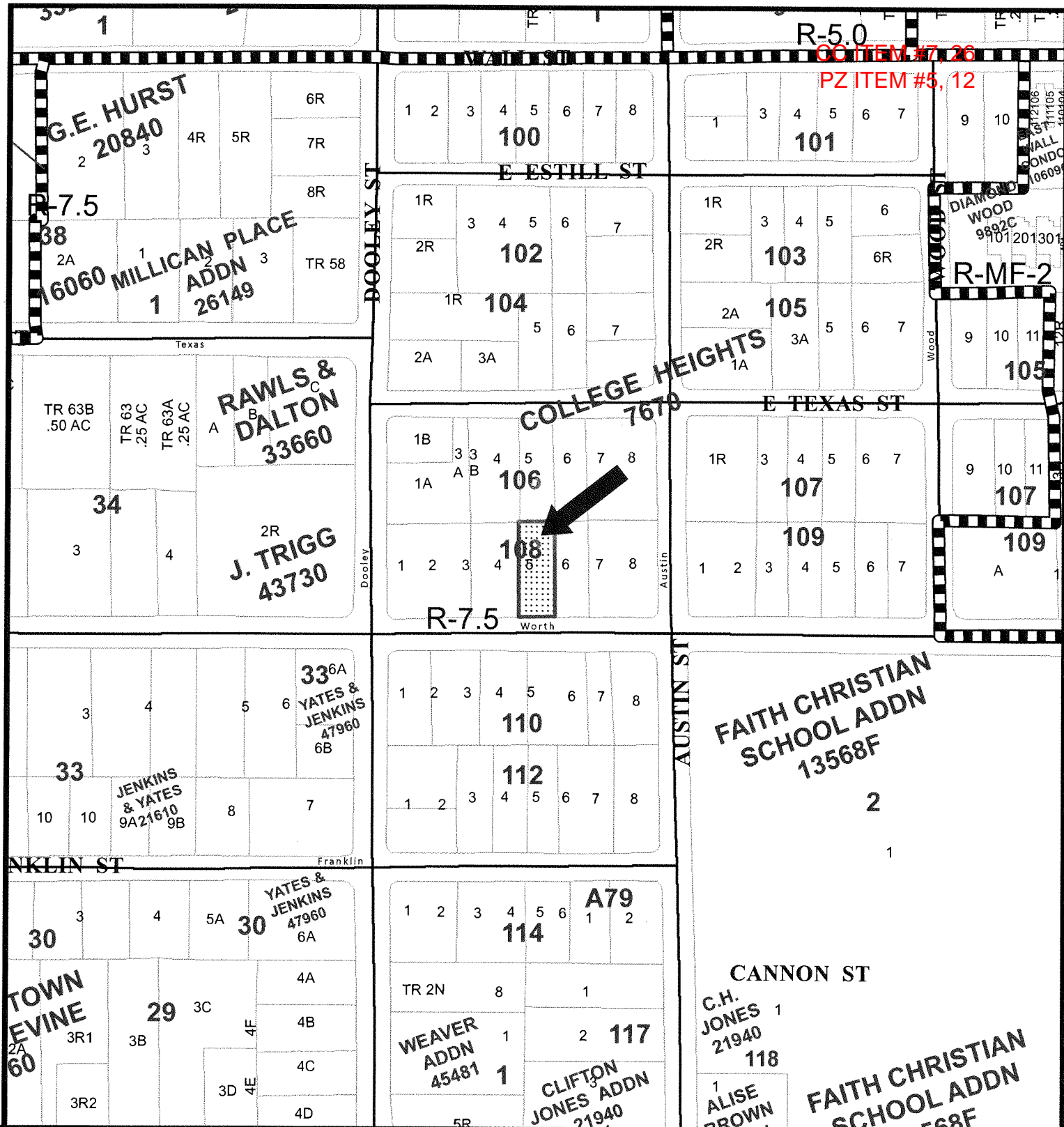
AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a “RL” Residential Low Density land use. The applicant’s proposal is in compliance with the Master Plan.

/sb



0 100 200 300 400 Feet



HL15-06
517 East Worth Street

Date Prepared: 12/31/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Anne M Somerfeld
COMPANY NAME _____
ADDRESS 517 E Worth St.
CITY/STATE/ZIP Grapevine TX 76051
WORK PHONE 817-733-9801 FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owner
3. PROPERTY OWNER(S) NAME Anne M. Somerfeld
ADDRESS 517 E WORTH ST
CITY/STATE/ZIP GRAPEVINE TX 76051
WORK PHONE 817-733-9801 FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
517 E WORTH ST GRAPEVINE TX 76051
LEGAL DESCRIPTION: LOT 5 BLOCK 108, ADDITION College Heights
SIZE OF SUBJECT PROPERTY _____ ACRES 7142 SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION Residential
6. PRESENT USE OF PROPERTY Owner Occupied Home

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Anne M. Somerfeld

APPLICANT SIGNATURE Anne M. Somerfeld

OWNER (PRINT) Anne M. Somerfeld

OWNER SIGNATURE Anne M. Somerfeld

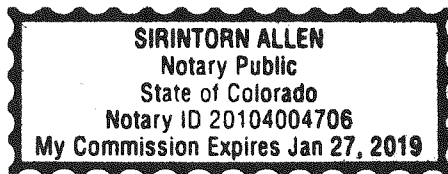
The State of Colorado

County of Arapahoe

Before me Sirintorn Allen on this day personally appeared Anne M. Somerfeld (Applicant) known to me (or proved to me on the oath of N/A or through Texas Driver License # 01094926 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of September, A.D. 2015.

SEAL



[Signature]
Notary Signature

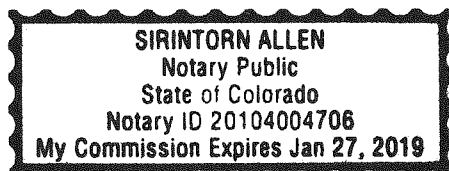
The State of Colorado

County of Arapahoe

Before me Sirintorn Allen on this day personally appeared Anne M. Somerfeld (Owner) known to me (or proved to me on the oath of N/A or through Texas Driver License # 01094926 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of September, A.D. 2015.

SEAL



[Signature]
Notary Signature

Design Guidelines

**517 East Worth Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 S. Main
Grapevine, Texas 76051**

October 28, 2015

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PREFACE

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- Fences

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- Exterior Finishes
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- Awnings-Canopies
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Preface



517 East Worth Street

This modest house is built in 1940 in a transitional style, combining elements of the Arts and Crafts and minimal traditional styles. The house is placed at the center of the lot approximately 30 feet back from the street. The house is built with a pier and beam foundations features a gable roof with intersecting gable porch roof. The center bay of the porch roof features decorative vertical scallop siding. Triple wood posts ornament the porch and support the roof above on each side. The house is sheathed in 105 wood siding, with eight over eight wood windows. The windows are large in scale which allows ample natural light into the interior of the house. A 1-car detached garage is located to the east of the house in the rear yard. The house and garage are painted in a soft yellow on the body of the house with cream color trim to accentuate wood trim, especially the exposed rafter tails of the roof and the scallop siding and wood posts of the front porch.

An addition to the rear of the home was constructed to match the house, expanding the living space in the 1950s.

This property is located in the College Heights Addition that is listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

This land tract was originally surveyed on April 11, 1854 by A.G. Walker, Deputy Surveyor, Robertson Land District 3rd Class. On January 22, 1845, Esther Moore claimed 320 acres on a pre-emption grant from public domain *, which included this property, filed with the Robertson Land District and the Denton Land District, five years prior to the formation of Tarrant County.

W. C. Tillery, a prior owner of this property, was the son of Tim Pearson Tillery and Cora Alice Renfro Tillery of Decatur, Tennessee. Tim, born Nov. 7, 1886, was 18 months old when his parents moved

to the Minter's Chapel area of Grapevine. Cora's family moved from Decatur, Tennessee, to the McKinney area about 1900 and resided there a short time before also moving to the Minter's Chapel area. W. C. Tillery was Tim and Cora's youngest son, born Jan. 15, 1929. He married Joan Grantham, the daughter of a Grapevine pioneer family (McKibben), and their daughter, Darlene, married David Florence, Grapevine's well-known municipal judge and son of Eathel A. (Preacher) Florence and Florence Barnes Florence.

This property sits on the north side of East Worth Street between South Dooley Street and Austin Street.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material,

design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or

stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of

non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic

And/or common 517 East Worth Street

2. Location

Address 517 East Worth Street

Location/neighborhood College Heights Addition – Grapevine, Block 108, Lot 5

3. Current zoning

Residential R-7.5

4. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input checked="" type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education <input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment <input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military <input type="checkbox"/> other

5. Ownership

Current owner: Anne M. Somerfield phone: 817 733-9801

Address: 517 E. Worth St. City: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin, HP Officer Organization: Grapevine Township Revitalization Project, Inc.

Contact: David Klempin phone: 817 410-3197

Betsy Deiterman, Intern phone: 817-410-3535

7. Representation on Existing Surveys

<input checked="" type="checkbox"/> Tarrant County Historic Resources	<input checked="" type="checkbox"/> National Register of Historic Places
<input type="checkbox"/> other	<input type="checkbox"/> Recorded Texas Historic Landmark
	<input type="checkbox"/> Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: ☐ Yes ☐ No

9. Field Chk date: _____ By: _____

10. Nomination

☐ Archaeological
☐ Site

☐ Structure
☒ Structure & Site

☐ District

11. Historic Ownership

Original owner Mrs. Annie McCullum

Significant later owner(s)

12. Construction Dates

Original c. 1940

alterations/additions Renovations Architect

Alterations/additions: c. 1950s

13. Site Features

Natural Large existing trees in back yard

Urban design

14. Physical Description

Condition
☐ excellent
☒ good
☐ fair

Check One:
☐ deteriorated
☐ ruins
☐ unexposed
☐ Unaltered
☐ altered

Check One:
☒ Original site
☐ Moved (date: _____)

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

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Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

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This property sits on the north side of East Worth Street between South Dooley Street and Austin Street.

15. Bibliography

Tarrant County Appraisal District

16. Attachments

☐ District or Site map
☐ Site Plan
☒ photos (current)

☐ Additional descriptive material
☐ Footnotes
☐ Other (_____)

19. Designation Merit

- | | | | |
|---|-------|--|-------|
| A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. | x | G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. | _____ |
| B. Location as the site of a significant historical event. | _____ | H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. | _____ |
| C. Identification with a person or persons who significantly contributed to the culture and development of the city. | _____ | I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. | x |
| D. Exemplification of the cultural, economic, social or historical heritage of the city | x | J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. | _____ |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. | _____ | K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. | _____ |
| F. Embodiment of distinguishing characteristics of an architectural type or specimen. | _____ | L. Value as an aspect of community sentiment or public pride. | x |

20. Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin,
Historic Preservation Officer

Scott Williams, Director
Development Services Department

1. Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- ☐ Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
 - ☐ No, I am not interested in obtaining a marker for my property.
-
- ☐ Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

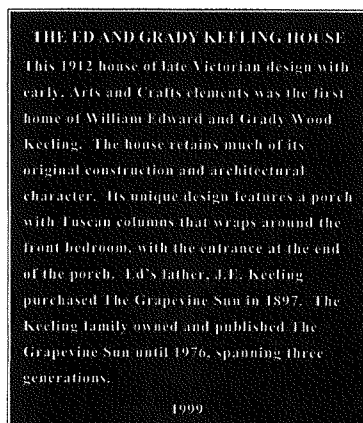
Below for office use only



- ☐ Historic Preservation Commission's Historic Landmark Plaque.



- ☐ Historic Preservation Commission's Historic District Plaque.



- ☐ Grapevine Historical Society's

Historic Landmark Marker.



○ Historic Landmark Marker, existing GHS marker.

○ Historic District Marker, existing GHS marker.

○ Historic Landmark Marker, new GHS marker.

○ Historic District Marker, new GHS marker.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-06 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 5, BLOCK 108, COLLEGE HEIGHTS ADDITION OF THE ABSTRACT 1029 ESTHER MOORE SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 517 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested historic landmark subdistrict designation should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking

areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered, among other things, the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this city;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that historic landmark subdistrict designation for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby designate a historic landmark subdistrict (HL15-06) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 517 East Worth Street and platted as Lot 5, Block 108, College Heights Addition of the Abstract 29 Esther Moore Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 517 East Worth Street Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January 2016.

APPROVED:

ATTEST:

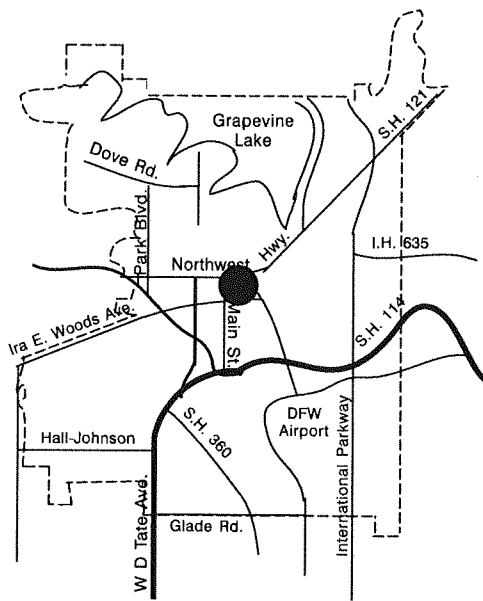
APPROVED AS TO FORM:

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR *JSW*

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-08



APPLICANT: Laura Hoffman

PROPERTY LOCATION AND SIZE:

The subject property is located at 318 East Worth Street and platted as Lot E 60' 2, W 15' E 75' N 118' 2, Block 33, City of Grapevine Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 318 East Worth Street and platted as Lot E 60' 2, W 15' E 75' N 118' 2, Block 33, City of Grapevine Addition.

The Historic Preservation Commission, at their October 28, 2015 meeting, adopted the preservation criteria for the subject property.

Laura Hoffman submitted an application for Historic Landmark designation, HL15-08, for her residence located at 318 East Worth Street in the City of Grapevine. This house is listed on the National Register of Historic Places and is included in the Original Grapevine Township boundary of the City of Grapevine. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between

ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

This Bungalow style house was built in 1934 by Lon L. Oxford and Kate Millican Oxford. Lon owned the Phillips 66 Gas Station and Tourist Court on Northwest Highway just east of Main Street that was open 24 hours a day. Vegetable truck farming and the delivery of manufactured ice were also prominent businesses for Grapevine whose population was approximately 1,000 at that time. Kate Oxford was very active in the Grapevine Garden Club. Their son, Eugene (Gene) Oxford, married Zena Keeling who published The Grapevine Sun after her father, Ed Keeling, died. After the deaths of Kate and Lon in 1980, their home was sold to Albert and Bettie Harwell.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently used as a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family Residential – residential structures

SOUTH: "R-7.5" Single Family Residential – residential structures

EAST: "R-7.5" Single Family Residential – residential structures

WEST: "R-7.5" Single Family Residential – residential structures

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a “RL” Residential Low Density land use. The applicant’s proposal is in compliance with the Master Plan.

/sb

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME LAURA HOFFMAN
COMPANY NAME _____
ADDRESS 318 EAST NORTH STREET
CITY/STATE/ZIP GRAPEVINE, TEXAS 76051
WORK PHONE 214.557.8096 FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER

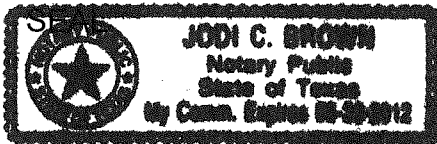
3. PROPERTY OWNER(S) NAME SAME
ADDRESS _____
CITY/STATE/ZIP _____
WORK PHONE _____ FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION _____
318 EAST NORTH STREET
LEGAL DESCRIPTION: LOT 2, BLOCK 33, ADDITION YATES & JENKINS
SIZE OF SUBJECT PROPERTY .26 ACRES _____ SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION _____
6. PRESENT USE OF PROPERTY PRIMARY RESIDENCE

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

The State of TexasCounty of Tarrant

Before me Jodi C Brown on this day personally appeared
LAURA HOFFMAN known to me (or proved to me on the oath of
_____ or through Texas Driver's License (description of
identity card or other document) to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 3RD day of MAY, A.D. 2011.



Jodi C Brown
Notary Signature

The State of _____

County of _____

Before me _____ on this day personally appeared
_____ known to me (or proved to me on the oath of
_____ or through _____ (description of
identity card or other document) to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

SEAL

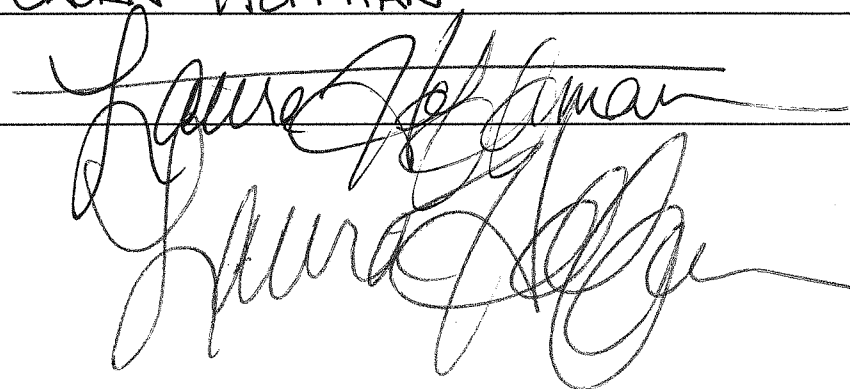
Notary Signature

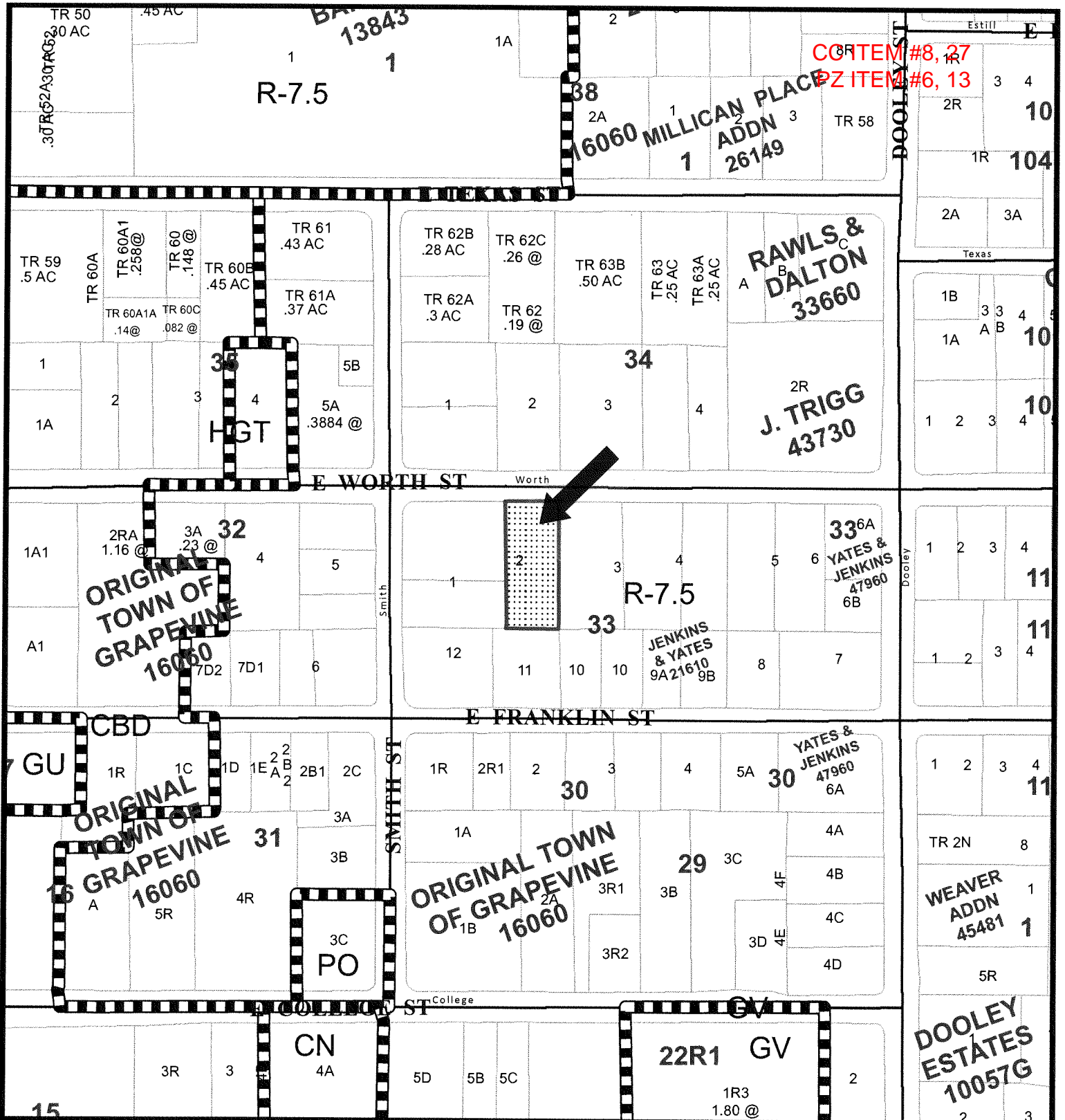
THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) _____

APPLICANT SIGNATURE _____

OWNER (PRINT) LAURA HOFFMAN

OWNER SIGNATURE 



HL15-08 318 East Worth Street

Date Prepared: 12/31/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Design Guidelines

**318 East Worth Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 S. Main
Grapevine, Texas 76051**

October 28, 2015

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Preface



318 East Worth Street

The Oxford House at 318 E. Worth Street was constructed c. 1934. It has a bungalow form that has been altered over the years. This style was the most popular residential style in Grapevine and across the country during the early decades of the 20th century. It represents the increasing urbanization of Grapevine during this period. Sanborn Fire Insurance Maps from 1935 and 1947 indicate that it originally had a front-gabled rectangular form with a projecting front gabled porch. The maps also indicate that the house had a porte cochere extending from the east elevation.

The Oxford House is located within the boundaries of the Original Town Residential Historic District which was listed on the National Register of Historic Places in 1998. Because of the cumulative effect of alterations to the house, it was determined to be noncontributing to the historic district. However, the garage was counted as a contributing building. The house has a cross-gabled roof sheathed with composition shingles. A side-gabled wing extends from the west elevation. The porte cochere has been extended further to the east and can shelter two cars. Windows on the front elevation are paired 1/1 units. The original porch columns have been replaced with decorative metal supports. These same supports are found at the east end of the porte cochere. A driveway of mixed materials runs along the east side of the house. Landscaping around the house is minimal with shrubs flanking the front porch.

This land tract was originally surveyed on September 18, 1871 by James H. Smith, Special Deputy for C.A. Sams, Surveyor of Tarrant County. William Dooley claimed 80 acres under a pre-emptive land grant of the Robertson 3rd class from the Peters Colony land on August 12, 1870. This property is located in the City of Grapevine Addition that is listed on the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as

farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

This property sits on the south side of East Worth Street near the intersection of Smith Street and East Worth Street.

The Oxford House is located in what was once known as the Jenkins and Yates Addition to the Original Town of Grapevine. In July 1889, town pioneers J.E.M. Yates and Zeb Jenkins had Blocks 30 to 35 inclusive and lots 9 to 22 of Block 14 platted as the Yates and Jenkins Addition. Although early deed records frequently used the name "Yates and Jenkins," recent records of the Tarrant County Tax Assessor's and County Clerk's Offices and the Tarrant Appraisal District use the name City (or Town) of Grapevine. In 1899, Earl Yates, the son of J.E.M. and Kate Yates, and his wife, also named Kate, moved into a house at 405 Smith Street that was built by Kate's father, Charles C. Estill. Their property was located at the southeast intersection of Smith and Worth streets (Young, p. 408). Between 1930 and 1945, the Yates sold three parcels of land to the east of their house to L. L. Oxford. All three parcels were described as being a part of Lot 2, Block 33. The first parcel purchased in 1930 was sold to Oxford for \$350. The second parcel was sold in 1933 for \$50 dollars and the third parcel was sold in 1945 for \$150. Considering the cost of each, it seems reasonable to assume that there were no substantial improvements on any parcel when purchased by Oxford. The 1921 Sanborn Fire Insurance Map for Grapevine shows no improvements on this parcel. The Sanborn Map from 1935 shows the footprint of a rectangular-shaped bungalow with a porte cochere attached to the east elevation on this parcel which corresponds to the historic appearance of this house.

This Bungalow style house was built in 1934 by Lon L. Oxford and Kate Oxford. According to their granddaughter, Charlotte Oxford Bevers (daughter of Charles Oxford), the house was big and had two front doors; one door opened into the living room, and one opened into the front bedroom. A hallway led to the den. The house had a big kitchen and dining room and a big living room. A screened porch extended along the back of the house where the wringer washing machine was located; clothes were hung on the clothesline to dry. During the holidays Kate had the help of a black lady named Ella whom Charlotte loved to be around. The Oxfords had three children, Charles, Eugene and Dolores.

Lon owned the Phillips 66 Gas Station and Tourist Court on Northwest Highway just east of Main Street. The tourist court had four rooms and accommodated many truck drivers, according to Charlotte. The business was open 24 hours a day and Lon had postcards made promoting the business. During 1939, the City of Grapevine began to regulate traffic, signs, signals and speed limits and the erection of filling stations and automotive service stations providing for safety to the public. Vegetable truck farming and the delivery of manufactured ice were also prominent businesses for Grapevine whose population was approximately 1,000 at that time. The Oxfords were on the cutting edge of Grapevine's development just prior to World War II. Lon purchased property around Grapevine and owned one of the first television sets in Grapevine which had a screen measuring approximately 6 inches by 6 inches. He put a magnifier screen over the small screen which increased its size to approximately 10 inches by 10 inches.

Kate Oxford was very active in the Grapevine Garden Club and grew award winning irises. She also won awards for arranging flowers and playing bridge. The Oxford's son Charles married Alta Mae Gerth of Smithfield and lived on Eckley Street nearby. Charlotte, their daughter, was the only Oxford grandchild for many years. Lon and Kate took Charlotte with them on many vacations throughout the United States. She also practiced her piano lessons at her grandparents' house. Eugene (Gene) Oxford, Lon and Kate's son, was a typesetter; he married Zena Keeling who worked in the newspaper business and later published The Grapevine Sun after her father, Ed Keeling, died. Dolores married a soldier who was killed in World War II; she later married Bill Allredge. Kate Oxford died of cancer. Lon, who was a very charming man, married again but the marriage did not last for long. Lon died and in 1980 their home was sold to Albert and Bettie Harwell.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material,

design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or

stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of

non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic Oxford House

And/or common

2. Location

Address 318 E. Worth Street land survey

Location/neighborhood Original Town block/lot Block 33, Lot E60'2-W15'E75'N118'2

tract size acres

3. Current zoning

R7.5

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input checked="" type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: Laura Hoffman phone:

Address: 318 E. Worth Street city: Grapevine state: TX zip: 76051-5409

6. Form Preparation

Name & title Susan Kline, consultant; Betsy Deiterman, 2015 HPP Intern; Sallie Andrews, HPP consultant.

organization: Grapevine Township Revitalization Project

Contact: David Klempin phone: 817/410-3197

7. Representation on Existing Surveys

<input type="checkbox"/> Tarrant County Historic Resources	<input checked="" type="checkbox"/> National Register of Historic Places
<input type="checkbox"/> other	<input type="checkbox"/> Recorded Texas Historic Landmark
	<input type="checkbox"/> Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: _____ Yes _____ No

9. Field Chk date: _____ By: _____

10. Nomination
☐ Archaeological ☐ Structure ☐ District
☐ Site ☐ Structure & Site

11. Historic Ownership			
original owner Lon L. and Kate Millican Oxford			
significant later owner(s)			
12. Construction Dates			
original 1934 according to the Tarrant Appraisal District			
alterations/additions undetermined			
13. Architect			
original construction: unknown			
alterations/additions: unknown			
14. Site Features			
natural			
urban design: single-family residence in subdivision originally platted in 1889			
15. Physical Description			
Condition	Check One:		Check One:
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> Original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> Moved (date: __)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



318 E. Worth Street

The Oxford House at 318 E. Worth Street was constructed c. 1934. It has a bungalow form that has been altered over the years. This style was the most popular residential style in Grapevine and

across the country during the early decades of the 20th century. It represents the increasing urbanization of Grapevine during this period. Sanborn Fire Insurance Maps from 1935 and 1947 indicate that it originally had a front-gabled rectangular form with a projecting front gabled porch. The maps also indicate that the house had a porte cochere extending from the east elevation.

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This property sits on the south side of East Worth Street near the intersection of Smith Street and East Worth Street.

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The Oxford House is located in what was once known as the Jenkins and Yates Addition to the Original Town of Grapevine. In July 1889, town pioneers J.E.M. Yates and Zeb Jenkins had Blocks 30 to 35 inclusive and lots 9 to 22 of Block 14 platted as the Yates and Jenkins Addition. Although early deed records frequently used the name "Yates and Jenkins," recent records of the Tarrant County Tax Assessor's and County Clerk's Offices and the Tarrant Appraisal District use the name City (or Town) of Grapevine. In 1899, Earl Yates, the son of J.E.M. and Kate Yates, and his wife, also named Kate, moved into a house at 405 Smith Street that was built by Kate's father, Charles C. Estill. Their property was located at the southeast intersection of Smith and Worth streets (Young, p. 408). Between 1930 and 1945, the Yates sold three parcels of land to the east of their house to L. L. Oxford. All three parcels were described as being a part of Lot 2, Block 33. The first parcel purchased in 1930 was sold to Oxford for \$350. The second parcel was sold in 1933 for \$50 dollars and the third parcel was sold in 1945 for \$150. Considering the cost of each, it seems reasonable to assume that there were no substantial improvements on any parcel when purchased by Oxford. The 1921 Sanborn Fire Insurance Map for Grapevine shows no improvements on this parcel. The Sanborn Map from 1935 shows the footprint of a rectangular-shaped bungalow with a porte cochere attached to the east elevation on this parcel which corresponds to the historic appearance of this house.

This Bungalow style house was built in 1934 by Lon L. Oxford and Kate Oxford. According to their granddaughter, Charlotte Oxford Bevers (daughter of Charles Oxford), the house was big and had two front doors; one door opened into the living room, and one opened into the front bedroom. A hallway led to the den. The house had a big kitchen and dining room and a big living room. A screened porch extended along the back of the house where the wringer washing machine was located; clothes were hung on the clothesline to dry. During the holidays Kate had the help of a black lady named Ella whom Charlotte loved to be around. The Oxfords had three children, Charles, Eugene and Dolores.

Lon owned the Phillips 66 Gas Station and Tourist Court on Northwest Highway just east of Main Street. The tourist court had four rooms and accommodated many truck drivers, according to Charlotte. The business was open 24 hours a day and Lon had postcards made promoting the business. During 1939, the City of Grapevine began to regulate traffic, signs, signals and speed limits and the erection of filling stations and automotive service stations providing for safety to the public. Vegetable truck farming and the delivery of manufactured ice were also prominent businesses for Grapevine whose population was approximately 1,000 at that time. The Oxfords were on the cutting edge of Grapevine's development just prior to World War II. Lon purchased property around Grapevine and owned one of the first television sets in Grapevine which had a screen measuring approximately 6 inches by 6 inches. He put a magnifier screen over the small screen which increased its size to approximately 10 inches by 10 inches.

Kate Oxford was very active in the Grapevine Garden Club and grew award winning irises. She also won awards for arranging flowers and playing bridge. The Oxford's son Charles married Alta Mae Gerth of Smithfield and lived on Eckley Street nearby. Charlotte, their daughter, was the only Oxford grandchild for many years. Lon and Kate took Charlotte with them on many vacations throughout the United States. She also practiced her piano lessons at her grandparents' house. Eugene (Gene) Oxford, Lon and Kate's son, was a typesetter; he married Zena Keeling who worked in the newspaper business and later published The Grapevine Sun after her father, Ed Keeling, died. Dolores married a soldier who was killed in World War II; she later married Bill Allredge. Kate Oxford died of cancer. Lon, who was a very charming man, married again but the marriage did not last for long. Lon died and in 1980 their home was sold to Albert and Bettie Harwell.

17. Bibliography

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1995.

Original Town Residential Historic District, National Register of Historic Places nomination. Listed 1998.

Sanborn Fire Insurance Map Company

Tarrant County Clerk's and Tax Assessor's Offices, various records (copies on file)

Young, Charles H. *Grapevine Area History*. Dallas, Texas: Taylor Publishing Co., 1979.

18. Attachments

☐ District or Site map

☐ Site Plan

☐ Photos (historic & current)

☐ Additional descriptive material

☐ Footnotes

☐ Other ()

Designation Merit

- ☐ A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas or the United States.
- ☐ B. Location as the site of a significant historical event.
- ☒ C. Identification with a person or persons who significantly contributed to the culture and development of the city.
- ☐ D. Exemplification of the cultural, economic, social or historical heritage of the city.
- ☐ E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- ☒ F. Embodiment of distinguishing characteristics of an architectural type or specimen.
- ☐ G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
- ☐ H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
- ☒ I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.
- ☐ J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.
- ☐ K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.
- ☐ L. Value as an aspect of community sentiment or public pride.

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Design Guidelines, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services/Building Official

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-08 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT E 60' 2, W 15' E 75' N 118' 2, BLOCK 33, CITY OF GRAPEVINE OF THE ABSTRACT 422 WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 318 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested historic landmark subdistrict designation should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking

areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered, among other things, the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this city;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that historic landmark subdistrict designation for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby designate a historic landmark subdistrict (HL15-08) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 318 East Worth Street and platted as Lot E 60' 2, W 15' E 75' N 118' 2, Block 33, City of Grapevine Addition of the Abstract 422 William Dooley Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 318 East Worth Street Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS on this the 19th day of January 2016.

APPROVED:

ATTEST:

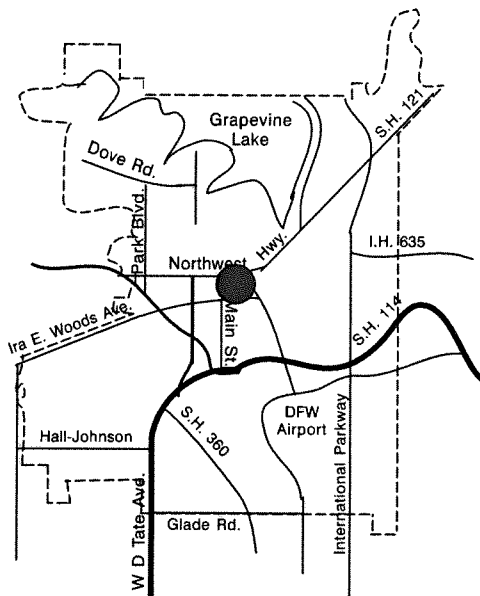
APPROVED AS TO FORM:

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
J. SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: JANUARY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL15-09



APPLICANT: Copper Street Homes

PROPERTY LOCATION AND SIZE:

The subject property is located at 511 Estill Street and platted as Lot 4, Block 100, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 511 Estill Street and platted as Lot 4, Block 100, College Heights Addition.

The Historic Preservation Commission, at their November 18, 2015 meeting, adopted the preservation criteria for the subject property and approved CA15-100 to allow the applicant to renovate the existing house and construct a new addition to include two new bathrooms master bedroom and laundry room and construct a new, two-car detached garage.

On November 12, 2015, applicant/owner Seung Lee submitted an application for Historic Landmark designation, HL15-09, for property located at 511 Estill Street in the College Heights Addition of the City of Grapevine. The area surrounding the home encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures

erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine.

This house was built in 1959 as rental property by Claude Chambers. The Chambers owned and built a number of small homes in this historic Township as rental properties to serve the population increase to Grapevine following World War II. The 700 square foot house is built in the minimal traditional style. The house is a basic rectangle with a shed-roofed attached on the west elevation and enclosed on its west and rear (north) elevations. The side-gabled roof has a slight eave overhang. The entrance is located off-center toward the left (west) half of the house. The interior of the house contains a family room with cased opening to the large eat-in kitchen. There are two bedrooms and one bath.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently used as a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC" Highway Commercial – Dearing Automotive, Global Sky Professional Office Building

SOUTH: "R-7.5" Single Family Residential – residential structures

EAST: "R-7.5" Single Family Residential – residential structures

WEST: "R-7.5" Single Family Residential – residential structures

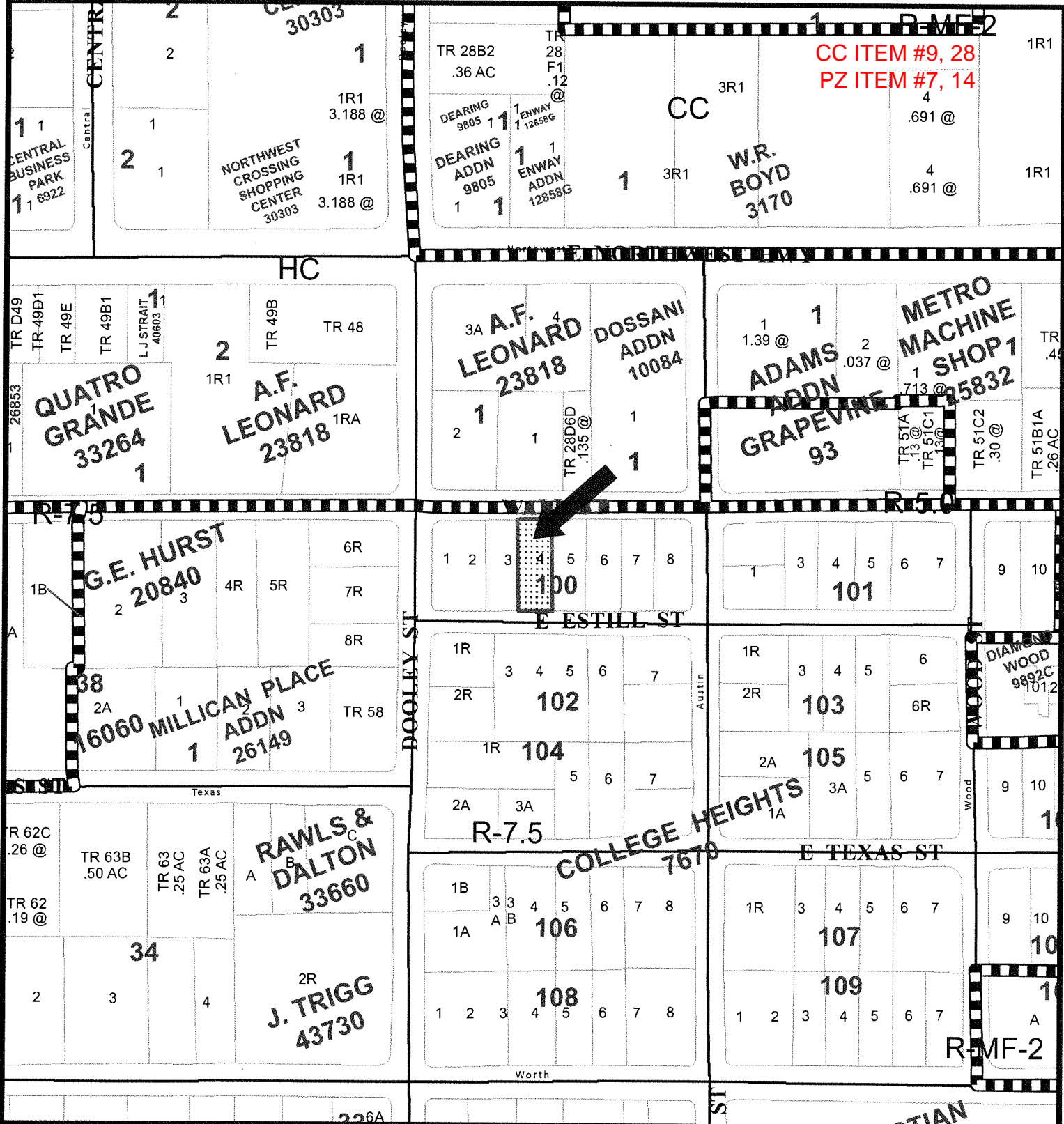
AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a “RL” Residential Low Density land use. The applicant’s proposal is in compliance with the Master Plan.

/sb



0 100 200 300 400 Feet



HL15-09
511 Estill Street

Date Prepared: 12/31/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Design Guidelines

**511 Estill Street
Grapevine, Texas**

Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051

November 18, 2015

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IV. NEW BUILDING CONSTRUCTION

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Preface

The College Heights Addition was platted by D. E. Austin in 1907 out of 33.88 acres of the Esther Moore Survey. In 1922, John B. Wood, B. B. Wall and John Estill sold Lots 3-6 of Block 100 of the College Heights Addition as well as several other parcels in that addition to C. J. Wall. In May 1923, Mr. Wall, along with his wife, Beulah, sold Lots 3-6 of block 100 to J. C. Chambers. Chambers also acquired Lots 7-8 of that same block. Tarrant County tax records indicate that a house constructed c. 1908 was located on Lot 8 and that Lots 5-7 remained vacant for a number of years.

According to his obituary published in the *Dallas Morning News* on May 31, 1951, Chambers came to Grapevine around 1926 but the deed records suggest that he may have been in Grapevine as early as 1923. He was 74 years old at the time of his death and had a career as a teacher and superintendent at Red Oak and Crum. He retired before World War II but returned to teaching during the war and then retired when the war ended.

Chambers and his wife had one son, C. L. Chambers, who lived in Irving, Texas at the time of J. C.'s death. C. L. (Claude Lanier) and his wife, Vera Fay Satterfield Chambers, acquired Lots 3-8 in Block 100 of the College Heights Addition following his father's death. C. L. and Vera Fay both grew up in Grapevine and were married in 1931. In March 1957 they took out a Deed of Trust in the amount of \$5300. It is possible that the Chambers used this money to construct the house that is presently on Lot 4. The records of the Tarrant Appraisal District give the date of construction of 511 Estill as 1959 which would correspond to this timeframe. The Deed of Trust states that Lots 3-8 of Block 100 did not form a part of C. L. and Vera Fay's homestead which suggests that they built the house for rental income.

Claude Lanier Chambers attended what is now the University of Texas at Arlington and was engaged in banking before World War II. Following service in the war, he and Vera Fay moved to Irving where he worked in the oil industry. In 1960, he formed his own real estate firm, the C. L. Chambers Real Estate Company. The Chambers moved back to Grapevine in 1977. He retired in 1988 and died in January 1990 at the age of 79. Vera Fay had attended Trinity University and taught for a year at Pleasant Run School. She then became a buyer and merchandiser for Sanger Brothers beginning in 1928, then with A. Harris, and finally Sanger-Harris stores, retiring in 1979. She died in April 2005 at the age of 97.

Following C. L.'s death, Vera Fay sold the house to David Winters. In 1940, Grapevine had a population of 1,043 and between 1950 and 1960, the population increased from 1,824 to 2,821, a total of 170 percent in twenty years. In 1956, the *Dallas Morning News* published an article titled "Grapevine Has Huge Potential." The article stated that the city's strategic location midway between Fort Worth and Dallas and adjacent to developing industrial districts made it an ideal location for both residents and new businesses. The events described in the article likely encouraged the Chambers to construct a home for income purposes.

The house is representative of post-World War II housing constructed in Grapevine that was built to serve two purposes. The construction of the house not only provided additional housing in Grapevine's core during a period of rapid development but also provided additional income for the home's builder. At the time of the home's construction, the Chambers were living in nearby Irving, Texas.



511 Estill Street

The Claude and Fay Chambers constructed this house in 1959 in the College Heights Addition to serve as rental income property. It is one of the smaller homes in the historic Township. It contains approximately 700 square feet. The house is a basic rectangle with a shed-roofed attached on the west elevation and enclosed on its west and rear (north) elevations.

The side-gabled roof has a slight eave overhang. The entrance is located off-center toward the left (west) half of the house. From the southwest corner of the house to a few feet east of the entrance, the roof has a slight overhang. The house has one over one windows with wood trim and wood siding. The house faces south. An asphalt driveway extends from the street to the carport. A low curb separates the front yard from the street.

The interior of the house contains a family room with cased opening to the large eat-in Kitchen. There is an interconnecting hallway that links the family room with the two bedrooms, each with closet. One bathroom serves the house. There is a small porch and storage closet off the rear of the carport and back door of house.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the

property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1. Name 512 Estill Street Block 100, Lot 4

Historic

And/or common

2. Location

Address 512 Estill Street land survey

Location/neighborhood College Heights Addition block/lot Block 100, Lot 4 tract size

3. Current zoning

R-7.5 Classification

Category

☐ district
☐ building(s)
☐ structure
☒ site

Ownership

☐ public
☒ private

Status

☐ occupied
☒ unoccupied
☐ work in progress

Present Use

☐ agriculture
☐ commercial
☐ education
☐ Entertainment
☐ government
☐ industrial
☐ military
☐ museum
☐ park
☐ residence
☐ Religious
☐ scientific
☐ transportation
☐ other

Accessible

☐ yes: restricted
☐ yes: unrestr.
☐ no

4. Ownership

Current owner: Seung Lee

phone: 469 416-8646

Address: 511 Estill Street

city: Grapevine

state: Texas

zip: 76051

5. Form Preparation

Name & title David Klempin, HP Officer

organization: Historic Preservation Commission

Contact: Wallis Hotel (CVB)

phone: 817 410-3197

6. Representation on Existing Surveys

☐ Tarrant County Historic Resources

☐ National Register of Historic Places

☐ other

☐ Recorded Texas Historic Landmark

☐ Texas Archaeological Landmark

for office use only

7. Date Rec'd: _____ Survey Verified: ☐ Yes ☐ No

8. Field Chk date: _____ By: _____

9. Nomination

☐ Archaeological

☐ Structure

☐ District

☐ Site

☐ Structure & Site

10. Historic Ownership

original owner Claude Chambers

significant later owner(s)

11. Construction Dates

Original c. 1959

alterations/additions

12. Architect

original construction

alterations/additions

13. Site Features

Natural Open lot with trees

urban design Lot is a part of the College Heights Addition to the City of Grapevine 1907.

14. Physical Description – Current Structures

Condition

☐ excellent

☐ good

☒ fair

Check One:

☐ deteriorated

☐ ruins

☐ unexposed

☐ Unaltered

☐ altered

Check One:

☐ Original site

☐ Moved (date: _____)

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.



511 Estill Street, photo 2002

The Claude and Fay Chambers constructed this house in 1959 in the College Heights Addition to serve as rental income property. It is one of the smaller homes in the historic Township. It contains approximately 700 square feet. The house is a basic rectangle with a shed-roofed attached on the west elevation

and enclosed on its west and rear (north) elevations.

The side-gabled roof has a slight eave overhang. The entrance is located off-center toward the left (west) half of the house. From the southwest corner of the house to a few feet east of the entrance, the roof has a slight overhang. The house has one over one windows with wood trim and wood siding. The house faces south. An asphalt driveway extends from the street to the carport. A low curb separates the front yard from the street.

The interior of the house contains a family room with cased opening to the large eat-in Kitchen. There is an interconnecting hallway that links the family room with the two bedrooms, each with closet. One bathroom serves the house. There is a small porch and storage closet off the rear of the carport and back door of house.

15. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The College Heights Addition was platted by D. E. Austin in 1907 out of 33.88 acres of the Esther Moore Survey. In 1922, John B. Wood, B. B. Wall and John Estill sold Lots 3-6 of Block 100 of the College Heights Addition as well as several other parcels in that addition to C. J. Wall. In May 1923, Mr. Wall, along with his wife, Beulah, sold Lots 3-6 of block 100 to J. C. Chambers. Chambers also acquired Lots 7-8 of that same block. Tarrant County tax records indicate that a house constructed c. 1908 was located on Lot 8 and that Lots 5-7 remained vacant for a number of years.

According to his obituary published in the *Dallas Morning News* on May 31, 1951, Chambers came to Grapevine around 1926 but the deed records suggest that he may have been in Grapevine as early as 1923. He was 74 years old at the time of his death and had a career as a teacher and superintendent at Red Oak and Crum. He retired before World War II but returned to teaching during the war and then retired when the war ended.

Chambers and his wife had one son, C. L. Chambers, who lived in Irving, Texas at the time of J. C.'s death. C. L. (Claude Lanier) and his wife, Vera Fay Satterfield Chambers, acquired Lots 3-8 in Block 100 of the College Heights Addition following his father's death. C. L. and Vera Fay both grew up in Grapevine and were married in 1931. In March 1957 they took out a Deed of Trust in the amount of \$5300. It is possible that the Chambers used this money to construct the house that is presently on Lot 4. The records of the Tarrant Appraisal District give the date of construction of 511 Estill as 1959 which would correspond to this timeframe. The Deed of Trust states that Lots 3-8 of Block 100 did not form a part of C. L. and Vera Fay's homestead which suggests that they built the house for rental income.

Claude Lanier Chambers attended what is now the University of Texas at Arlington and was engaged in banking before World War II. Following service in the war, he and Vera Fay moved to Irving where he worked in the oil industry. In 1960, he formed his own real estate firm, the C. L. Chambers Real Estate Company. The Chambers moved back to Grapevine in 1977. He retired in 1988 and died in January 1990 at the age of 79. Vera Fay had attended Trinity University and taught for a year at Pleasant Run School. She then became a buyer and merchandiser for Sanger Brothers beginning in 1928, then with A. Harris, and finally Sanger-Harris stores, retiring in 1979. She died in April 2005 at the age of 97.

Following C. L.'s death, Vera Fay sold the house to David Winters. In 1940, Grapevine had a population of 1,043 and between 1950 and 1960, the population increased from 1,824 to 2,821, a total of 170 percent in twenty years. In 1956, the *Dallas Morning News* published an article titled "Grapevine Has Huge Potential." The article stated that the city's strategic location midway between Fort Worth and Dallas and adjacent to developing industrial districts made it an ideal location for both residents and new businesses. The events described in the article likely encouraged the Chambers to construct a home for income pur-

poses.

The house is representative of post-World War II housing constructed in Grapevine that was built to serve two purposes. The construction of the house not only provided additional housing in Grapevine's core during a period of rapid development but also provided additional income for the home's builder. At the time of the home's construction, the Chambers were living in nearby Irving, Texas.

16. Bibliography

17. Attachments

- ☐ District or Site map
- ☐ Site Plan
- ☐ Photos (historic & current)

- ☐ Additional descriptive material
- ☐ Footnotes
- ☐ Other (_____)

Designation Merit

- | | | | |
|---|-------|--|-------|
| A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. | X | G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. | _____ |
| B. Location as the site of a significant historical event. | _____ | H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. | _____ |
| C. Identification with a person or persons who significantly contributed to the culture and development of the city. | _____ | I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. | _____ |
| D. Exemplification of the cultural, economic, social or historical heritage of the city | _____ | J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. | _____ |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. | _____ | K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. | _____ |
| F. Embodiment of distinguishing characteristics of an architectural type or specimen. | _____ | L. Value as an aspect of community sentiment or public pride. | _____ |

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

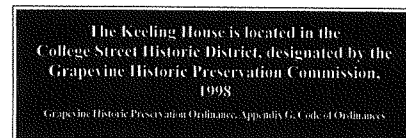
Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

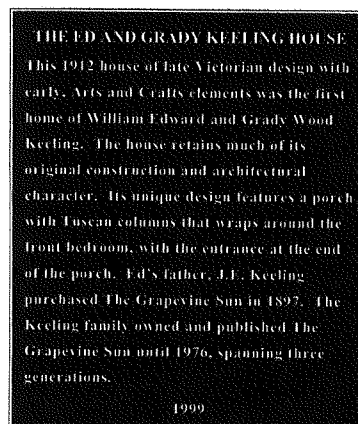
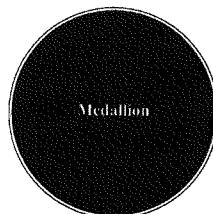
Check One:

- ☐ Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- ☐ No, I am not interested in obtaining a marker for my property.
-
- ☐ Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

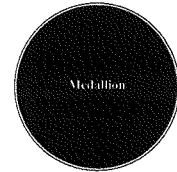
Below for office use only



- ☐ Historic Preservation Commission's Historic Landmark Plaque.
- ☐ Historic Preservation Commission's Historic District Plaque.



- ☐ Grapevine Historical Society's Historic Landmark Marker.



THE ED AND GRADY KEELING HOUSE
This 1912 house of Late Victorian design with early Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.

1999

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1999

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1999

The Keeling House has been designated a Historic Landmark by the City of Grapevine Historic Preservation Commission.
1998

Grapevine Historic Preservation Ordinance, Appendix C, List of Ordinances

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission.
1998

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1998

Grapevine Historic Preservation Ordinance, Appendix C, List of Ordinances

○ Historic Landmark Marker, existing GHS marker.

○ Historic District Marker, existing GHS marker.

○ Historic Landmark Marker, new GHS marker.

○ Historic District Marker, new GHS marker.

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PZ ITEM #7, 14



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Grapevine, Texas 76051

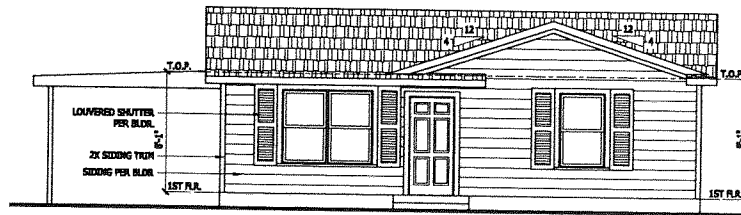
Revision

Scale:

11.5.15

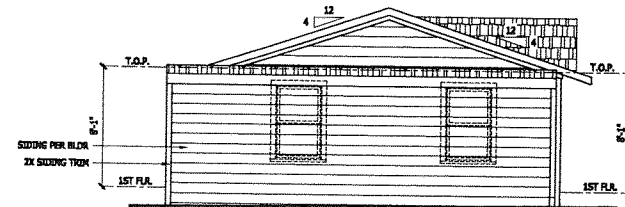
First Floor Plan

EXIST.



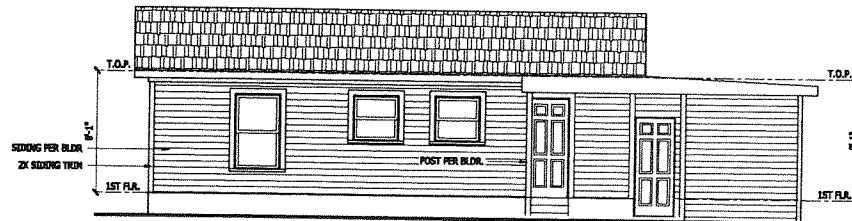
FRONT ELEVATION

SCALE: 1/4"=1'-0"



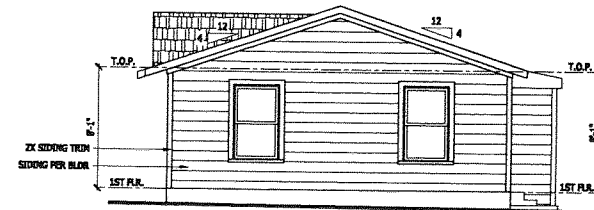
LEFT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

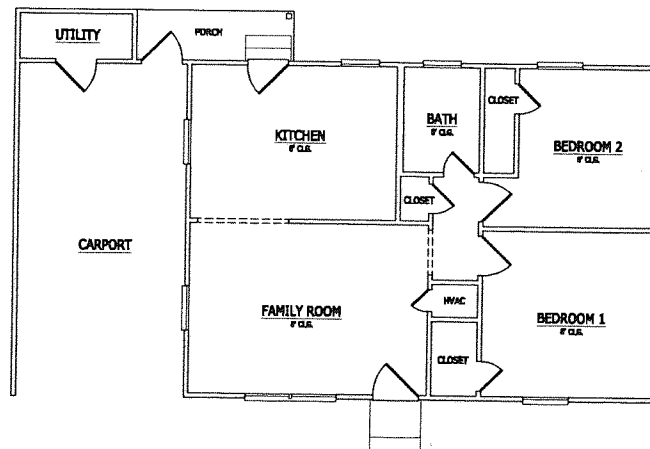
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

511 Estill Ave Footage	Sq. Ft.
Existing House	711
New Addition	650
Total A/C Space	1361
Porch	70
Detached Garage	424
Total Under Roof	1854



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 13-100
DATE 11/18/15 BY WPK
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
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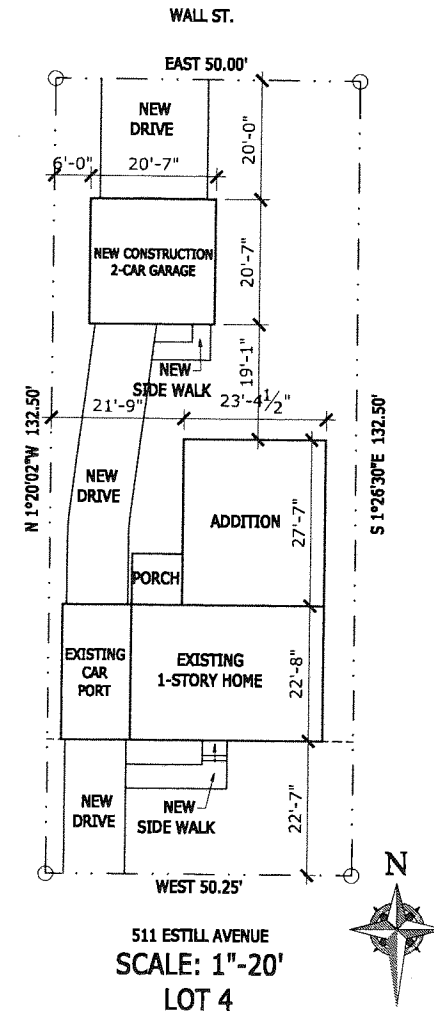
Revision

Scale:

11.5.15

Site Plan

Site



511 ESTILL AVENUE
SCALE: 1"=20'
LOT 4
COLLEGE HEIGHTS ADDITION
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 18-100
DATE 11/18/15 BY WJL
DEPARTMENT OF
DEVELOPMENT SERVICES

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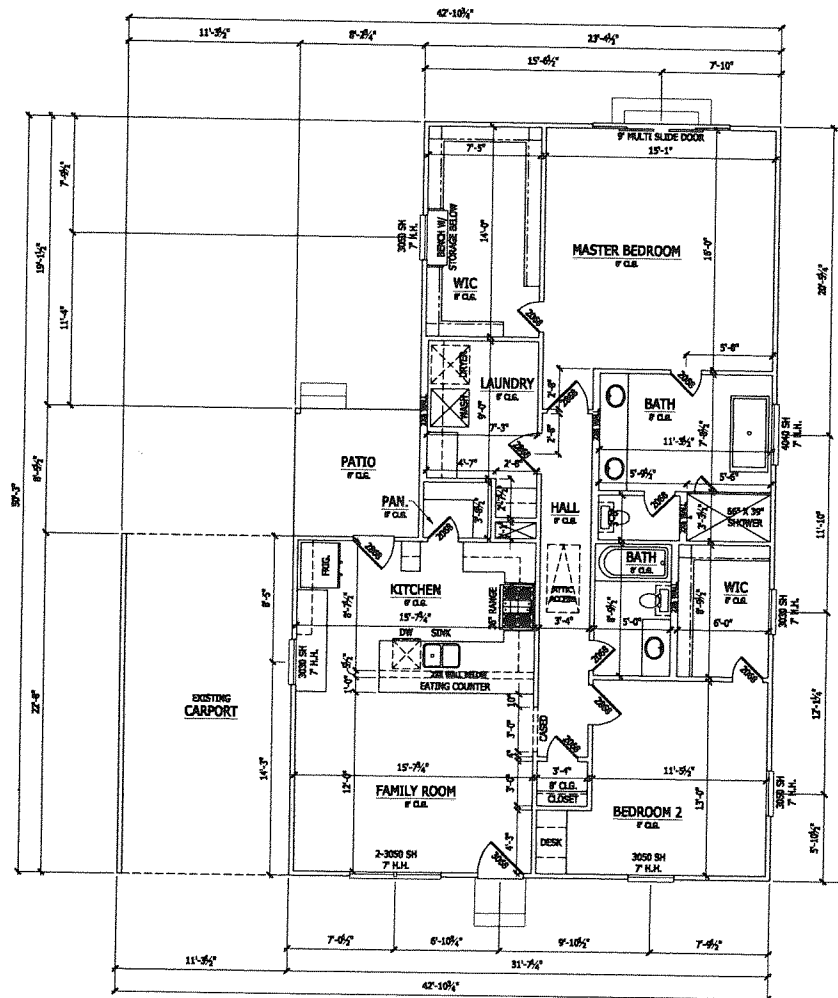
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Copper Street Homes
511 Estill Avenue
Grapevine, Texas 76051

Revision

Scale:



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

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SQUARE FOOTAGE	
OUTSIDE OF FRAME	S.F.
FIRST FLOOR	1361 SQ. FT.
TOTAL LIVING	1361 SQ. FT.
GARAGE	424 SQ. FT.
BACK PORCH	70 SQ. FT.
TOTAL FRAME UNDER ROOF	1854 S.F.

11.5.15

First Floor Plan

A-1



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Grapevine, Texas 76051

Revision

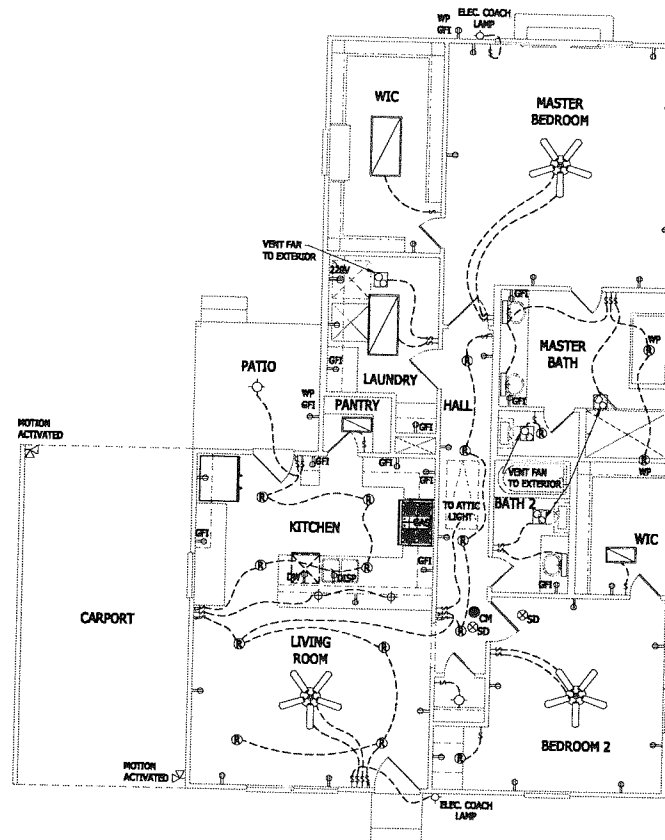
Scale:

11.5.15

First Floor Electrical
Plan

E-1

ELECTRICAL NOTES	
ELECTRICIAN SHALL VERIFY THAT EQUIPMENT QUANTITIES/LOCATIONS SHOWN HERE CONFORM TO ALL APPLICABLE STATE/LOCAL CODES AND SHALL BE RESPONSIBLE FOR INSTALLATION OF THE ELECTRICAL SYSTEM ACCORDING TO CODE AND ACCORDING TO EQUIPMENT MANUFACTURER'S REQUIREMENTS.	
PROVIDE GFI CIRCUITS IN KITCHENS, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, & AT WIRE POOL, WHERE APPLICABLE. PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. WITHIN GFI RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER GFI LOCATIONS.	
ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF, RESA IN POOL LENSES PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL SWITCHES & RECEPTACLES.	
ALL BRIDGE DETECTORS TO BE INTERCONNECTED & HARD WIRED WITH BATTERY BACK-UP.	
ELECTRICAL LEGEND	
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE (200 VOLT)
	GARAGE DOOR OPENER
	GFI DUPLEX RECEPTACLE
	WP/GFI DUPLEX RECEPTACLE
	SURFACE MOUNTED CEILING FIXTURE
	RECESSED JUNCTION BOX FOR RFD, Elec. Pk.
	CEILING MOUNTED Pk. w/ PULL STRING
	RECESSED INCANDESCENT LIGHT
	RECESSED EYEBALL FIXTURE
	CEILING FAN & BOX
	CEILING HUNG FIXTURE
	WALL SCONCE (BOX LIGHT FIXTURE)
	WALL MOUNTED FIXTURE
	EXHAUST FAN (BY HVAC SUBCONTRACTOR)
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	DOOR BELL CHIME
	DISCONNECT FOR AIR CONDITIONING CONDENSER
	TELEPHONE OUTLET
	TELEVISION CABLE OUTLET
	JUNCTION BOX
	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S REQUIREMENTS
	TRACK LIGHT
	EXTERIOR FLOOD LIGHT
	CEILING FAN
	SOFT FLUORESCENT LIGHT
	TUFF FLUORESCENT LIGHT
	TUFF FLUORESCENT LIGHT



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

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CITY OF GRAPEVINE

RELEASED

PURSUANT TO CA 15-100
DATE 11/18/15 BY WDL

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FOR PERMIT INFORMATION

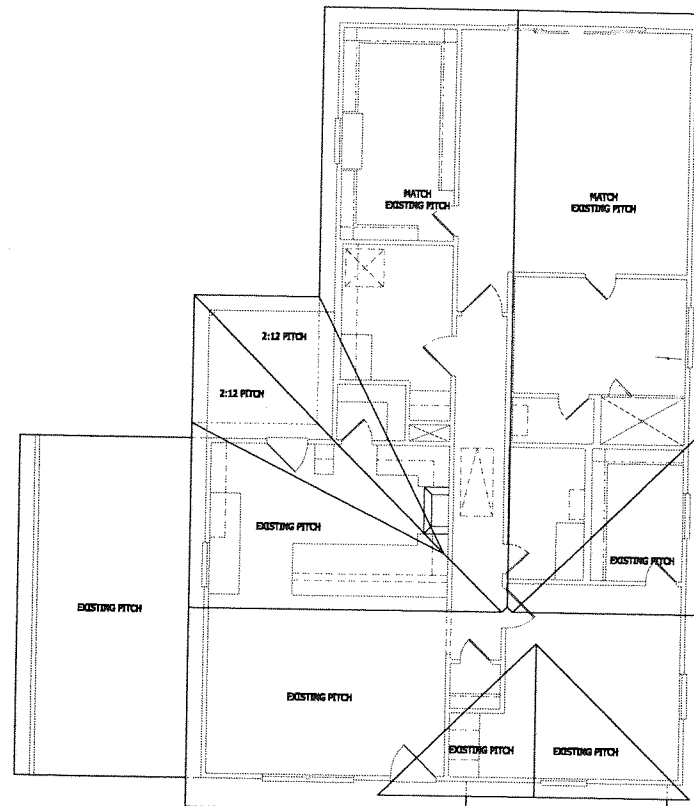
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ROOF PLAN

SCALE: 1/4"=1'-0"

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DEVELOPMENT SERVICES

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FOR PERMIT INFORMATION

Copper Street Homes
511 Estill Avenue
Grapevine, Texas 76051

scottbuchananresidentialdesign@gmail.com

Revision

Scale:

11.5.15

Roof Plan

A-4R

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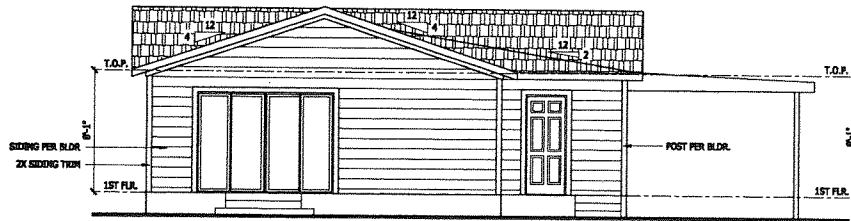
Revision

Scale:

11.5.15

Elevations

A-5



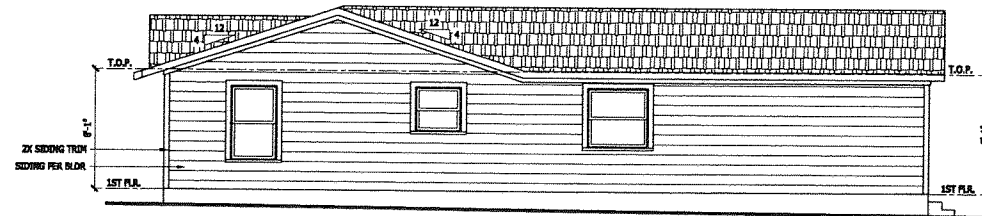
REAR ELEVATION

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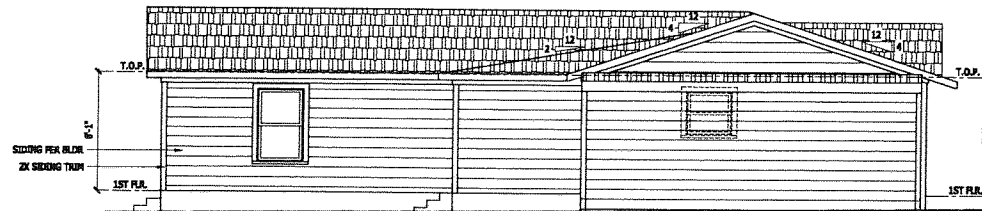
FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

DEPARTMENT OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-160
DATE 11/18/15 BY WPTC
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
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Southbuckandesign@gmail.com

Copper Street Homes
511 Estil Avenue
Grapevine, Texas 76051

Revision

Scale:

11.5.15

First Floor Plan

A-1-G

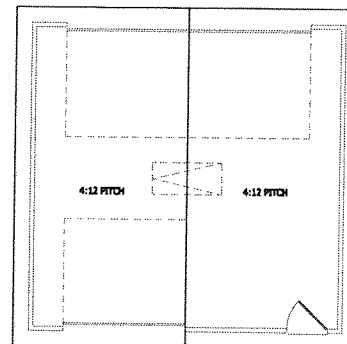
ELECTRICAL NOTES

- ELECTRICIAN SHALL VERIFY THAT EQUIPMENT QUANTITIES LOCATIONS SHOWN HERE CONFORM TO ALL APPLICABLE ELECTRICAL CODES AND SHALL BE RESPONSIBLE FOR INSTALLATION OF THE ELECTRICAL SYSTEM ACCORDING TO CODE AND ACCORDING TO EQUIPMENT MANUFACTURERS REQUIREMENTS.
- PROVIDE G.F.I. CIRCUITS IN KITCHENS, BATHROOMS, GARAGE, EXTERIOR LOCATIONS, & AT SWIMPOOL, WHERE APPLICABLE. PROVIDE TRIP RESET RECEPTACLES WHERE NOTED. KITCHEN G.F.I. RECEPTACLES SHALL NOT BE WIRED IN SERIES WITH OTHER G.F.I. LOCATIONS.
- ALL EXTERIOR OUTLETS SHALL BE WATERPROOF, REMAIN POOL LINES PROVIDED AND INSTALLED BY SUBCONTRACTOR AT ALL EXTERIOR WALL, SWIMMING & RECEPTACLES.
- ALL SMOKE DETECTORS TO BE INTERCONNECTED & HAND WIRED WITH BATTERY BACK-UP.

ELECTRICAL LEGEND

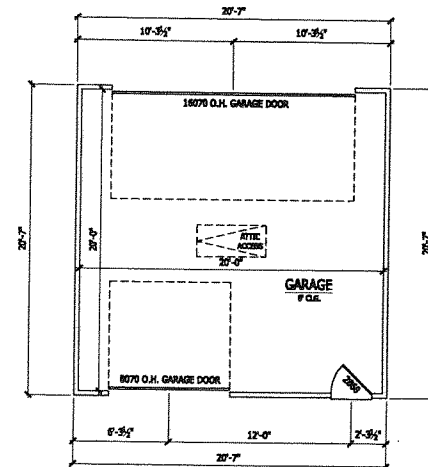
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE (250 VOLT)
	GARAGE DOOR OPENER
	GFI DUPLEX RECEPTACLE
	WFI DUPLEX RECEPTACLE
	SURFACE MOUNTED CEILING FIXTURE
	REINFORCED JUNCTION BOX FOR BTL. ELEC. PK.
	CEILING MOUNTED Pk. w/ PULL STRING
	RECESSED INCANDESCENT LIGHT
	RECESSED EYEBALL FIXTURE
	CEILING FAN & BOX
	CEILING HUNG FIXTURE
	WALL SCONCE (EX. LIGHT FIXTURE)
	WALL MOUNTED FIXTURE
	EXHAUST FAN (BY HVAC SUBCONTRACTOR)
	SMOKE DETECTOR
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	DOOR BELL CHIMES
	DOOR BELL
	DISCONNECT FOR AIR CONDITIONING CONDENSER
	TELEPHONE OUTLET
	TELEVISION CABLE OUTLET
	JUNCTION BOX
	CONNECTION TO APPLIANCE OR EQUIPMENT AS PER MANUFACTURER'S REQUIREMENTS
	TRACK LIGHT
	EXTERIOR FLOOD LIGHT
	CEILING FAN
	2x4 FLUORESCENT LIGHT
	2x6 FLUORESCENT LIGHT
	2x8 FLUORESCENT LIGHT

SQUARE FOOTAGE	
OUTSIDE OF FRAME	S.F.
FIRST FLOOR	1361 SQ. FT.
TOTAL LIVING	1361 SQ. FT.
GARAGE	424 SQ. FT.
BACK PORCH	70 SQ. FT.
TOTAL FRAME UNDER ROOF	1854 S.F.



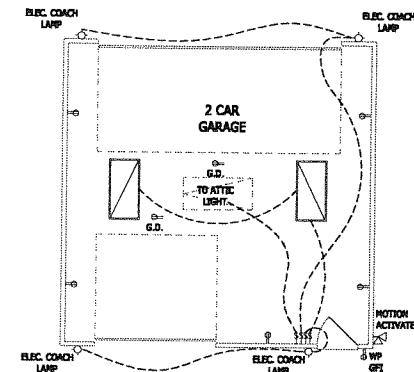
ROOF PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8"=1'-0"

RECEIVED
11/18/15 BY WDK
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION



Copyright 2015
Scott Buchanan
Residential Design

Important Note:
This plan is the property of Scott Buchanan Residential Design. All rights are reserved by the Designer and any use other than authorized is strictly prohibited. Any reproduction is strictly prohibited. This plan is to be used for the lot and subdivision indicated on this plan only. Use on any other site is prohibited.

ScottBuchananDesign@gmail.com

Copper Street Homes
511 Estill Avenue
Grapevine, Texas 76051

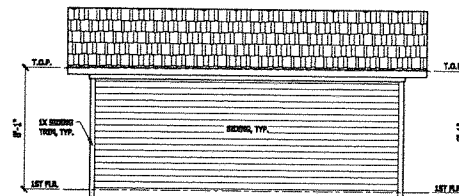
Revision

Scale:

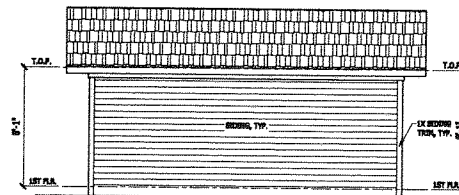
11.5.15

Elevations

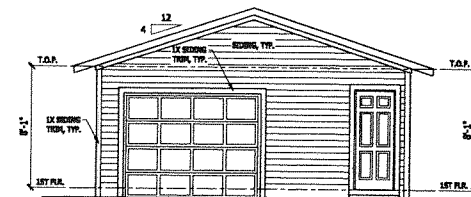
A-5-G



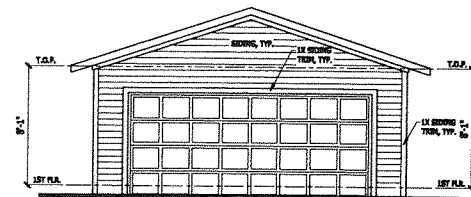
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-100
DATE 11/18/15 BY 6012
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-09 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 4, BLOCK 100, COLLEGE HEIGHTS ADDITION OF THE ABSTRACT 1029 ESTHER MOORE SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 511 ESTILL STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested historic landmark subdistrict designation should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking

areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered, among other things, the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this city;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that historic landmark subdistrict designation for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby designate a historic landmark subdistrict (HL15-09) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 511 Estill Street and platted as Lot 4, Block 100, College Heights Addition of the Abstract 1029 Esther Moore Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 511 Estill Street Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS on this the 19th day of January 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL,
AND THE PLANNING & ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 19, 2016

SUBJECT: FINAL PLAT APPLICATION
LOTS 1R & 2R, BLOCK 1, EGGERS ADDITION
(BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 1, EGGERS
ADDITION)

PLAT APPLICATION FILING DATE.....January 12, 2016

APPLICANT..... Anna Blackwell, Carrillo Engineering, LLC

REASON FOR APPLICATIONPlatting three (3) lots into two (2)

PROPERTY LOCATION..... 3215, 3219 & 3223 Wintergreen Terrace

ACREAGE4.690

ZONING.....R-20

NUMBER OF LOTS.....2

PREVIOUS PLATTING..... October 2003

CONCEPT PLAN..... No

SITE PLAN No

OPEN SPACE REQUIREMENTYes

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED.....Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1R & 2R, BLOCK 1, EGGERS ADDITION**

I. GENERAL:

- The applicant, Anna Blackwell with Carillo Engineering, LLC. is final platting three (3) existing residential lots into two (2) lots. The properties are located at 3215, 3219 & 3223 Wintergreen Terrace.

II. STREET SYSTEM:

- The development has access to Wintergreen Terrace.
- 24 - feet private road easement will be dedicated with this plat.
- The abutting roads: ☐ are on the City Thoroughfare Plan:
☒ are not on the City Thoroughfare Plan:

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 10.00 / LF		

☒ Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The existing stormwater runoff flows away from the center ridge of the proposed two lots.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- ☐ The existing water supply system bordering the subject site is adequate to serve the development.
- ☒ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to serve the site.

V. SANITARY SEWER SYSTEM:

- ☐ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- ☒ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Additional off site sanitary sewer improvements will be necessary to serve this site.

VI. MISCELLANEOUS:

- ☐ Water and Wastewater Impact Fees are not required for:
- ☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 1R & 2R, Block 1, Eggers Addition
- | | | |
|-------------------------------------|---------------------------|--------------------|
| <input checked="" type="checkbox"/> | Single Family Residential | (\$ 2,191/ Lot) |
| <input type="checkbox"/> | Multifamily | (\$ 1,026 / Unit) |
| <input type="checkbox"/> | Hotel | (\$ 38,107/ Acre) |
| <input type="checkbox"/> | Corporate Office | (\$ 18,847/ Acre) |
| <input type="checkbox"/> | Government | (\$ 4,037/ Acre) |
| <input type="checkbox"/> | Commercial / Industrial | (\$ 5,209 / Acre) |
- ☐ Open Space Fees are not required for:
- ☒ Open Space Fees are required for: Lots 1R & 2R, Block 1, Eggers Addition
- | | | |
|-------------------------------------|--------------------------------|----------------------|
| <input type="checkbox"/> | R-5.0, Zero Lot District | (\$ 1,416.00 / Lot) |
| <input type="checkbox"/> | R-7.5, Single Family District | (\$ 1,146.00 / Lot) |
| <input type="checkbox"/> | R-12.5, Single Family District | (\$ 1,071.00 / Lot) |
| <input checked="" type="checkbox"/> | R-20.0, Single Family District | (\$ 807.00 / Lot) |

- ☐ Public Hearing Only
- ☐ Variances were required on the following items:
 - ☐ Front building line
 - ☐ Rear building line
 - ☐ Lot width & depth
 - ☐ Max. Impervious Area
 - ☐ Special Exception to the required front yard landscape setback
- ☐ The following items associated with this plat are not in accordance with the current subdivision standards:
 - ☐ 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
 - ☐ Length of cul-de-sac street exceeds the 600-foot limit:
 - ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- ☐ The right-of-way provides for future widening of public streets that will serve the development of this site.
 - ☒ The onsite utility easements provide for a utility network to serve the development of this site.
 - ☐ The onsite drainage easements provide for a drainage network to serve the development of this site.
 - ☒ The onsite access easements provide cross access capabilities to this site and surrounding property.
 - ☐ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- ☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- ☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- ☐ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- ☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- ☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- ☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1R & 2R, Block 1, Eggers Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final ☒ Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Egger's Addition

Number of Lots: 2 Gross Acreage: 2.145 Proposed Zoning: N/A

Location of Addition: NW of Wintergreen and Barberry intersection

PROPERTY OWNER:

Name: Lynn Eggers Contact: Lynn - 8

Address: 3216 Wintergreen Terr. City:

State: TX Zip: 76051 Phone: (817) 481-4187

Fax: () N/A

Signature: L Eggers Email: Lynn Eggers

APPLICANT:

Name: Carrillo Engineering, LLC Contact: Anna C. Blackwell

Address: 201 Main St. Ste 1230 City: Fort Worth

State: TX Zip: 76102 Phone: 817-896-0976

Fax: ()

Signature: A Blackwell Email: anna.blackwell@carrilloeng.com

SURVEYOR:

Name: Sempco Surveying Contact: George Hill, RPLS

Address: 3208 S. Main St City: Fort Worth

State: TX Zip: 76110 Phone: 817-926-7876

Fax: ()

Email:

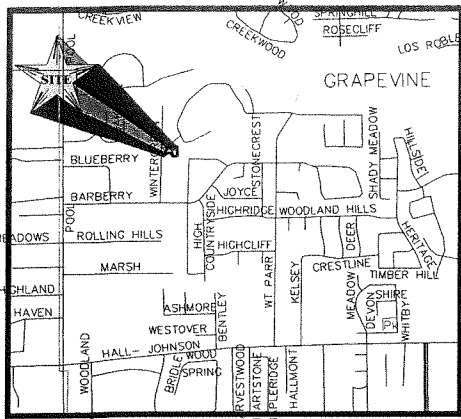
***** FOR OFFICE USE ONLY *****

Application Received: / /

Fee Amount: \$

By:

Check Number:



VICINITY MAP
(Not to scale)

Original Scale : 1" = 30'
Graphic Scale in Feet

Bearings, Distances, Coordinates and Areas are based on North American Datum of 1983 Grid, North Central Zone, Texas State Plane Coordinate System.

- LEGEND -

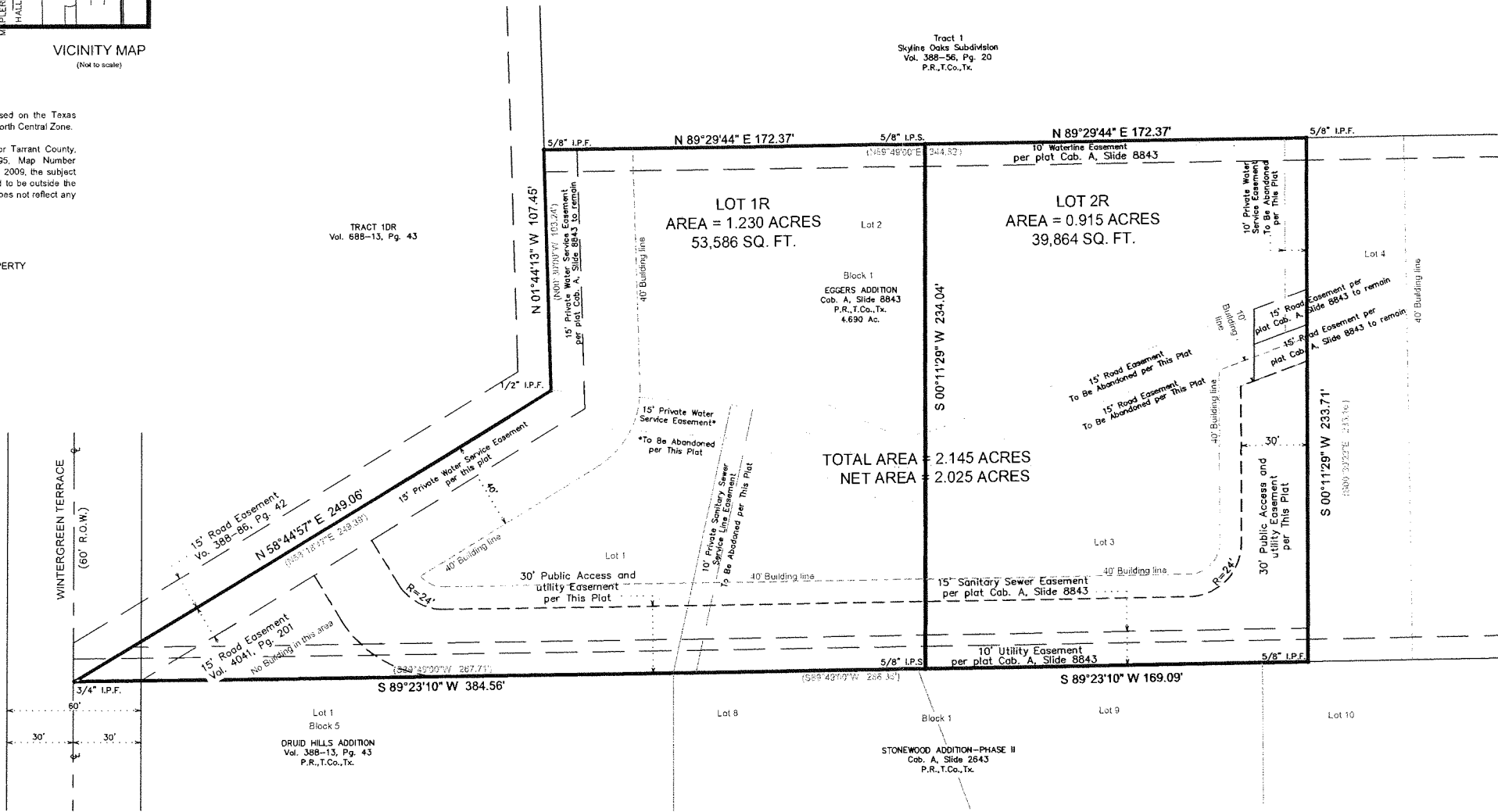
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
Find.	FOUND
ESMT	EASEMENT
P.R.T.CO.,TX	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.CO.,TX	DEED RECORDS OF TARRANT COUNTY, TEXAS
PG.	PAGE
()	RECORD CALLS
---	SUBJECT PROPERTY
---	ADJACENT PROPERTY
---	EASEMENT
---	BUILDING LINE
---	CENTERLINE R-O-W

GENERAL NOTES:

- Bearings, Areas, and Coordinates are Grid, based on the Texas State Plane Coordinate System, NAD 83, Texas North Central Zone.
- According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Panel 285 of 495, Map Number 48439C0105K, Map revised date, September 25, 2009, the subject property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain. This statement does not reflect any type of flood study by this firm.

ZONING NOTE:

THE CURRENT ZONING OF THE SUBJECT PROPERTY IS R 20



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

CC ITEM #10, 29
PZ ITEM #8, 15

WHEREAS, LYNN EGGERS, is the sole owner of that certain lots, tracts, or parcel of land situated in the G.B. Knight Survey, Abstract No. 898, City of Grapevine, Tarrant County, Texas, as conveyed in County Clerk's File No. D204214566 Deed Records, Tarrant County, Texas, being more particularly described as follows:

Being all of Lots 1, 2, and 3 Block 1, Eggers Addition, as recorded in Cabinet A, Slide 8843, Plat Records, Tarrant County, Texas (P.R., T.Co., Tx.).

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LYNN EGGERS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTIES AS LOTS 1, 2, AND 3, BLOCK 1, EGGERS ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS AS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OR FRANCHISED PUBLIC UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR AUXILIARY STRUCTURES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ANY CITY OR FRANCHISED UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL CITY OR FRANCHISED UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

"I HAVE REVIEWED THE CITY'S FINDINGS CONCERNING DEDICATIONS AND I DO AGREE THAT THE STATEMENTS ARE TRUE AND CORRECT."

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS TO THE CITY OF GRAPEVINE, TEXAS

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

THAT LYNN EGGERS, being the sole owner of the herein above described lots, tracts or parcels of land, does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon and adopt this plat designating the herein above described properties as LOTS 1, 2, and 3, BLOCK 1, EGGERS ADDITION, an Addition to the City of Grapevine, Tarrant County, Texas, AND DO HEREBY CERTIFY THAT LYNN EGGERS, IS the current owner, AND HAS NO OBJECTION TO THIS REPLAT.

LYNN EGGERS, OWNER

Before me, the undersigned Notary Public, on this day personally appeared LYNN EGGERS, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2016.

Notary Public, State of Texas Notary name (printed) My commission expires: _____

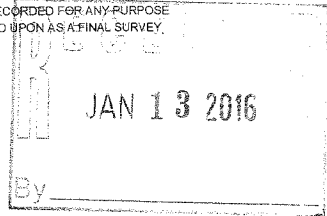
SURVEYOR'S CERTIFICATION:

I, GEORGE R. HILL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE CITY OF GRAPEVINE.

PRELIMINARY

THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHOULD NOT VIEWED OR RELIED UPON AS A FINAL SURVEY.

GEORGE R. HILL, RPLS 6022



AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, LYNN EGGERS, hereinafter called "Owner" (whether one or more), are the owners of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this _____ day of _____, 2016.

LYNN EGGERS, OWNER

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned Notary Public, on this day personally appeared LYNN EGGERS known to me (or proved to me on the oath of _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 2016.

Notary Public, State of Texas Notary name (printed) My commission expires: _____

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

FINAL PLAT OF
LOTS 1R and 2R, BLOCK 1
EGGERS ADDITION
Being a
REPLAT OF
LOTS 1, 2, and 3
EGGERS ADDITION

BEING a replat of Lots 1, 2, and 3, Block 1, Eggers Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 8843, P.R., T.Co., Tx., as conveyed to Lynn Eggers in County Clerk's File No. D204214566, D.R., T.Co., Tx.
(Zoning R-20)
January 13, 2016
2 Lots
2.145 Acres

This Plat Filed on _____ Instrument # _____

OWNER:
LYNN EGGERS
3218 Wintergreen Terrace
Grapevine, Texas 76051

SURVEYOR:
Sempco Surveying, Inc.
3208 So. Main Street
Fort Worth, Texas 76110
Tel: 817-926-7878
Fax: 817-926-7878

Project No. 10253-845E
Sempco Surveying Inc.
3208 S. MAIN ST. FORT WORTH, TX 76110-4278
TEL: (817) 926-7878 FAX: (817) 926-7878
CRS-SURVEYING-MAPPING-PLANNING-CONSULTANTS
Website: Sempcosurveying.com Form Registration Number: 10024639 Copyright 2015

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{B12}
MEETING DATE: JANUARY 19, 2016
SUBJECT: IMPACT FEE COMMITTEE APPOINTMENT

RECOMMENDATION:

City Council consider appointing Mr. John Levitt, PE and Mr. Keith Hamilton, PE to the five member Impact Fee Advisory Committee, and take any necessary action.

BACKGROUND:

The current committee is comprised of Mr. Tim Lancaster, Mr. Dennis Luers, Mr. Chris Leighton, Ms. Neva Frymire, and Mr. Bob Meyers.

The advisory committee performs the following duties:

- Advise and assist the City in adopting land use assumptions
- Review the capital improvements plan and file written comments
- Monitor and evaluate implementation of the capital improvements plan
- File semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee
- Advise the City of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

The State Impact Fee Legislation requires that at least two (40%) of the committee members be representatives of the real estate, development or building industries. The three members serving in this capacity are Mr. Lancaster, Mr. Luers and Mr. Leighton.

Mr. Meyers has advised us that he must resign due to health issues, and Mrs. Neva Frymire retired from Texas Legacy Bank in July 2015. Staff has approached Mr. John Levitt, PE and Mr. Keith Hamilton, PE about serving on the committee in the two vacant seats. Both gentlemen live in Grapevine. Mr. Levitt is a project manager with CP&Y, a full-service architectural and engineering consulting firm, and Mr. Hamilton is President of Hamilton Duffy, PC, a civil engineering firm. Both gentlemen have agreed to serve.

Staff has reviewed the nomination of Mr. Levitt and Mr. Hamilton with Council Member Chris Coy. Mr. Coy has expressed his support of the nomination.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR A PROFESSIONAL
SERVICES CONTRACT FOR MEDICAL CONTROL SERVICES

RECOMMENDATION:

City Council to consider approval of a resolution for a professional services contract for medical control services from BEST EMS.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44530-210-1 (EMS Professional Fees) in the amount of \$23,760.00.

BACKGROUND:

This is a renewal of a contract with BEST EMS for medical control services for the fire department. BEST EMS has a close affiliation with Baylor Scott & White Medical Center at Grapevine which allows on-duty Baylor Scott & White Emergency Department physicians to provide 24 hours a day medical guidance to Grapevine Fire Department paramedics by phone and in person.

The fire department has utilized BEST EMS for the past year and has developed a great working relationship with Dr. Justin Norheim the principle contact with BEST EMS who is an emergency department physician at Baylor Scott & White Medical Center at Grapevine. BEST EMS currently provides medical control services to seven local fire departments including Carrollton, Euless, McKinney, Double Oak, Argyle, Trophy Club, and Collin County EMS. This contract includes four optional, one-year renewals.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(4), professional services.

Staff recommends approval.

SG/BS

RESOLUTION NO. _____

MEDICAL
CONTROL
SERVICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE A PROFESSIONAL SERVICES CONTRACT FOR MEDICAL CONTROL SERVICES AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, Section 252.022. General Exemptions (a)(4) to contract for medical control services as a professional service; and

WHEREAS, the City of Grapevine, Texas has a need for medical control services for the Fire Department; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the annual professional services contract, with four optional one-year renewals, for medical control services from BEST EMS for the Fire Department for an amount not to exceed \$23,760.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the contract for medical control services.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 19, 2016
SUBJECT: INVESTMENT POLICY REVIEW

RECOMMENDATION:

City Council to consider a motion to approve the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

BACKGROUND INFORMATION:

Chapter 2256 of the Texas Government Code, the Public Funds Investment Act (PFIA), requires an annual City Council review of the City's Investment Policy. The Council initially adopted the policy in 1997 and has amended it several times.

Several minor changes were made to the PFIA in 2016 and are reflected in the Investment Policy and listed in the changes below. Two changes were made to clean/add language with regard to Certificate of Deposits and Delegation of Investment Authority and the Broker/Dealer List was updated.

1. III. Investment Policies; Certificate of Deposits (Page 6):

- b. The broker or depository institution selected by the City and arranges for the deposit of the funds in certificates of deposits in one or more federally insured depository institutions, wherever located for the account of the City and amended by H.B. 2226.

Reason: The added paragraph adds language consistent with amendment H.B. 2226 to PFIA that allows for investing in out of state brokered CD's and programs such as CDARS.

2. III. Investment Policies; Delegation of Authority to Invest (Page 15):

The City Council hereby designates the "Investment Officers" to be the City Manager, with overall responsibilities to see that investment objectives are accomplished and that the Assistant City Manager, Director of Administrative Services Chief Financial Officer, the Controller, or their designees who are Certified as Public Fund Investment Officers are vested and authorized with specific day-to-day performance of managing and investment of the funds of the City of Grapevine.

Per Ordinance 98-127, the City Council has established an Investment Committee consisting of the City Council representative to the Audit Committee, City Manager or Assistant City Manager, the Director of Administrative Services Chief Financial Officer and the Controller of the City of Grapevine. The committee shall perform the following duties:

Reason: Clarifies language to reflect change in title from Administrative Services Director to Chief Financial Officer.

3. III. Investment Policies; Training (Page 15):

- (a) All Certified Public Funds Investment Officers of the City of Grapevine shall have a minimum of 10 classroom hours of Investment Training during the first consecutive 24 month period and eight hours for each consecutive 24 month period thereafter following the effective date of this Ordinance.

Reason: Reflects 2016 changes to PFIA which dropped training hours from 10 to 8 after the first consecutive 24 month period.

4. Broker/Dealer List (Page 19):

Primary Broker/Dealer

J.P. Morgan Securities

Cantor Fitzgerald

RBC Capital Markets

Regional/Local Brokers

Coastal Securities

Duncan Williams

Southwest Hilltop Securities

Multi-Bank Securities

Ladenburg Thalmann

Staff recommends approval.

CITY OF GRAPEVINE

INVESTMENT POLICY

Adopted:

May 6, 1997

Most Recent Revision/Review:

[January 19, 2016](#)

PREFACE

It is the policy of City of Grapevine that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

Effective cash management is recognized as essential to good fiscal management. Aggressive cash management and effective investment strategy development will be pursued to take advantage of interest earnings as viable and material revenue to all City funds. The portfolio of the City shall be designed and managed in a manner responsive to the public trust and consistent with this Policy.

Investments shall be made with the primary objectives of:

- Preservation of capital,
- Safety of City funds,
- Maintenance of sufficient liquidity,
- Public Trust due to Prudent Investment Activities,
- Maximization of return within acceptable risk constraints, and
- Diversification of investments.

INVESTMENT POLICY**TABLE OF CONTENTS**

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I. PURPOSE

A. Formal Adoption

This Investment Policy is authorized by the City of Grapevine in accordance with Chapter 2256, Texas Government Code, and the Public Funds Investment Act.

B. Scope

This Investment Policy applies to all of the investment activities of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund
- Special Revenue Funds
- Capital Projects Funds
- Enterprise Funds
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- Debt Service Funds, including reserves and sinking funds, to the extent not required by law or existing contract to be kept segregated and managed separately
- 4B Economic Development Corp. Sales Tax Fund
- Crime Control District Sales Tax Fund
- Community Quality of Life Fund
- Any new fund created by the City, unless specifically exempted from this Policy by the City Council or by law

This Policy establishes guidelines for: 1) who can invest City funds, 2) how City funds will be invested, and 3) when and how a periodic review of investments will be made. In addition to this Policy, bond funds (as defined by the Internal Revenue Service) shall be managed in accordance with their issuing documentation and all-applicable State and Federal Law.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing and future funds. However, this policy does not apply to the assets administered for the benefit of the City by outside agencies under deferred compensation programs.

All investments made with City funds prior to the adoption of this Investment Policy shall be held or liquidated as determined by the Investment Officer to be in the best interest of the financial well being of the City.

C. Review and Amendment

This Policy shall be reviewed and approved annually by the City Council.

D. Investment Strategy

In conjunction with the annual Policy review, the City Council shall review the separate written investment strategy for each of the City funds. The investment strategy must describe the investment objectives for each particular fund according to the following priorities:

- 1) Investment suitability,
- 2) Preservation and safety of principal,
- 3) Liquidity,
- 4) Marketability prior to maturity of each investment,
- 5) Diversification, and
- 6) Yield.

Monitoring of market prices for investments will be accomplished by utilizing quotations from a third party service and most recent issues of the Wall Street Journal or the Investor's Business Daily.

II. INVESTMENT OBJECTIVES

A. Safety of Principal

The City shall manage and invest its cash with four primary objectives, listed in order of priority: safety, liquidity, public trust, and yield, expressed as optimization of interest earnings. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit and interest rate risk.

1. Credit Risk – The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, by:
 - a. Limiting investments to the safest types of investments.
 - b. Pre-qualifying the financial institutions and broker/dealers with which the City will do business.
 - c. Diversifying the investment portfolio so that potential losses on individual issuers will be minimized.
2. Interest Rate Risk – the City will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates, by:
 - a. Structuring the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity.
 - b. Investing operating funds primarily in certificates of deposit, shorter-term securities, money market mutual funds, or local government investment pools functioning as money market mutual funds.
 - c. Diversifying maturities and staggering purchase dates to minimize the impact of market movements over time.

B. Maintenance of Adequate Liquidity

The City's investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements; investing in securities with active

secondary markets; and maintaining appropriate portfolio diversification.

A portion of the portfolio will be invested in shares of money market mutual funds or local government investment pools that offer same-day liquidity. In addition, a portion of the portfolio will consist of securities with active secondary or resale markets.

C. Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment officers shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

D. Yield

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

III. INVESTMENT POLICIES

A. Authorized Investments

Investments described below are authorized by the Public Funds Investment Act as eligible securities for the City. The City's funds governed by this Policy may be invested in:

1. Obligations of Governmental Entities

Except for the items listed in (h) below, the following are authorized investments for obligations of governmental agencies:

- a. Obligations of the United States or its agencies and instrumentalities;
- b. Direct obligations of the State of Texas or its agencies and instrumentalities;
- c. Other obligations, the principal and interest on which are unconditionally guaranteed, insured by, or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities;
- d. Obligations of states, agencies, counties, cities, and other political subdivisions of any State having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent; and
- e. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.
- f. Guaranteed investment contracts will be authorized for bond proceeds if the guaranteed investment contract:
 - (1) has a defined termination date,
 - (2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and
 - (3) is pledged to the City and deposited with the City or with a third party selected and approved by the City.
- g. Commercial paper is an authorized investment as described under Sec. 2256.013 subchapter of Public Fund Investment.
- h. The stated maturities may not exceed five years.

i. The following are **not** authorized investments for this City:

- (1) Obligations whose payments represent the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (Interest Only CMO);
- (2) Obligations whose payments represent the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (Principal Only CMO);
- (3) Collateralized mortgage obligations that have a stated final maturity date of greater than 2 1/2 years; and
- (4) Collateralized mortgage obligations, the interest rate of which is determined by an index that adjusts opposite to the changes in the market index (Inverse Floater CMO).

The City of Grapevine expressly prohibits the acceptance of collateralized deposits interest-only and principal-only mortgage backed securities and collateralized mortgage obligations with stated final maturities in excess of five years or with coupon rates that float inversely to market index movements.

2. **Certificates of Deposit**

Certificates of deposit issued by state and national banks and savings and loan associations that has its main office or branch office in Texas that are:

- a. Organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas, or by a savings and loan association or a savings bank organized under Texas law, the laws of another state, or federal law, that has its main office or a branch office in Texas;
- b. The broker or depository institution selected by the City and arranges for the deposit of the funds in certificates of deposits in one or more federally insured depository institutions, wherever located for the account of the City as amended by H.B. 2226.
- b.c. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successors; or
- e.d. Secured by obligations that are described by A.1. above, which are intended to include all direct Federal agency or instrumentality issued mortgage backed securities, but excluding those mortgage backed securities of the nature described in 1.f. above, that have a market value of not less than the principal amount of the certificates; or

- d. Secured in any other manner and amount provided by law for deposits of the City of Grapevine; or
- e. Governed by a Depository Agreement, as described in B.4. of this section, that complies with Federal and State regulation to properly secure a pledged security interest.
- f. Certificates of Deposit may have stated maturities of no greater than five years.

3. Repurchase Agreements

- a. Fully collateralized repurchase agreements and reverse repurchase agreements as defined by the Public Funds Investment Act, with a defined termination date that are placed with a primary government securities dealer or financial institution doing business in the State of Texas, and which are secured by obligations of the United States or its agencies and instrumentalities and which are pledged in the City's name and deposited with a third party custodian bank selected and approved by the City. A Master Repurchase Agreement must be signed by the bank/dealer prior to investment in a repurchase agreement. All repurchase agreement transactions will be on a delivery vs. payment basis. Securities received for repurchase agreements must have a market value greater than or equal to 102 percent at the time funds are disbursed. Repurchase agreements should not exceed 120 days to stated maturity and reverse repurchase agreements should not exceed 90 days to stated maturity, provided an executed PSA Master Repurchase Agreement is on file with the City and the counter party bank or dealer.
- b. Sweep accounts are authorized for the City's excess collected balances, with such funds invested in a repurchase agreement as defined and authorized by this policy and collateralized as required by this policy for repurchase agreements.

4. Mutual Funds

Money market mutual funds regulated by the Securities & Exchange Commission, with a dollar weighted average portfolio maturity of 90 days or less that fully invest dollar-for-dollar all City's funds without sales commissions or loads and, whose investment objectives include seeking to maintain a stable net asset value of \$1 per share. Money Market Mutual funds that are 1) registered and regulated by the Securities and Exchange Commission, 2) have a dollar weighted average stated maturity of 90 days or less, 3) rated AAA by at least one nationally recognized rating service, and 4) seek to maintain a net asset value of \$1.00 per share. The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund or exceeds 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in money market mutual funds;

5. **Investment Pools**

Eligible investment pools organized and operating in compliance with the Public Funds Investment Act that have been authorized by the City Council; and local government investment pools, which 1) meet the requirements of Chapter 2256.016 of the Public Funds Investment Act and are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, and 3) are authorized by resolution or ordinance by the Board, and whose investment philosophy and strategy are consistent with this Policy and the City's ongoing investment strategy. In addition, a local government investment pool created to function as a money market mutual fund must mark its portfolio to the market daily and, to the extent reasonably possible, stabilize at \$1.00 net asset value. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

6. **Commercial Paper**

Commercial Paper is an authorized investment under the Public Funds Investment Act.

Local government Commercial Paper which meet Sec. 2256.013 of the Public Funds Investment Act and

(1) has a stated maturity of 270 days or fewer from the date of its issuance; and

(2) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(A) two nationally recognized credit rating agencies; or

(B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

B. **Protection of Principal**

The City shall seek to control the risk of loss due to the failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by collateralization as required by law; and through portfolio diversification by maturity and type.

The purchase of individual securities shall be executed "delivery versus payment" (DVP) through the City's Safekeeping Agent. By so doing, City's funds are not released until the City has received, through the Safekeeping Agent, the securities purchased.

1. **Diversification by Investment Type**

Diversification by investment type shall be maintained by ensuring an active and efficient secondary market in portfolio investments and by controlling the market and opportunity

risks associated with specific investment types.

Diversification by investment type shall be established by the following maximum percentages of investment type as compared to the total investment portfolio at the time of each investment transaction:

a. U.S. Treasury Bills/Notes/Bonds	100%
b. U. S. Agencies & Instrumentalities	100%
c. States, Counties, Cities, & Other	75%
d. Certificates of Deposit	75%
e. Money Market Mutual Funds	20%
f. Eligible Investment Pools	100%
g. Commercial Paper	20%

2. **Bond Proceeds**

Bond proceeds may be invested in a single security or investment if the City Manager determines that such an investment is necessary to comply with Federal arbitrage restrictions or to facilitate arbitrage record keeping and calculation.

3. **Diversification by Investment Maturity**

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Maturity guidelines by fund are as follows (Investment transactions made prior to the adoption of this Policy are not subject to these guidelines):

- a. Limiting investments to avoid overconcentration in investments from a specific issuer or business sector (excluding obligations of governmental agencies under III(A) and certificates of deposit that are fully insured and collateralized in accordance with state and federal law,
- b. Limiting investment in investments that have higher credit risks (example: commercial paper),
- c. Investing in investments with varying maturities, and
- d. Continuously investing a portion of the portfolio in readily available funds such as

local government investment pools (LGIPs), money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

A. Operating Funds

The weighted average days to maturity for the operating fund portfolio shall be less than 360 days and the maximum allowable maturity shall be 5 years.

B. Construction and Capital Improvement Funds

The investment maturity of construction and capital improvement funds shall generally be limited to the anticipated cash flow requirement or the “temporary period,” as defined by Federal tax law. During the temporary period bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations. The maximum maturity for construction or capital improvement funds investments shall generally be no longer than the construction time required for a particular project, with no single security instrument exceeding the life of authorized investments as described in 1 f. above.

C. Debt Service Funds

Debt Service Funds shall be invested to ensure adequate funding for each consecutive debt service payment. The Investment Officers shall invest in such a manner as not to exceed an “unfunded” debt service date with the maturity of any investment. An unfunded debt service date is defined as a coupon or principal payment date that does not have cash or investment securities available to satisfy said payment.

Funds that are considered “bond proceeds” for arbitrage purposes may be invested using a more conservative approach than the standard investment strategy when arbitrage rebate rules require rebating excess earnings. All earnings in excess of the allowable arbitrage earnings (“rebate liability”) will be segregated and made available for any necessary payments to the U.S. Treasury.

4. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible money market mutual funds and local government investment pools.

A security may be liquidated to meet unanticipated cash requirements, to re-deploy cash into other investments expected to outperform current holdings, or otherwise to adjust the

portfolio.

5. **Depository Agreements**

Consistent with the requirements of State law, the City requires all bank and savings and loan association deposits to be federally insured or collateralized with eligible securities or approved letter of credit issued by Federal Home Loan Bank. Financial institutions serving as the City's Depositories will be required to sign a Depository Agreement with the City and the City's safekeeping agent. The safekeeping portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- the Agreement must be in writing;
- the Agreement has to be executed by the Depository and the City of Grapevine contemporaneously with the acquisition of the asset;
- the Agreement must be approved by the Board of Directors or the loan committee of the Depository and a copy of the meeting minutes must be delivered to the City of Grapevine;
- the Agreement must be part of the Depository's "official record" continuously since its execution.

a. **Allowable Collateral and Policy**

Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City funds on deposit with a depository bank, other than investments. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value of principal and accrued interest on the deposits. At its discretion, the City may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with which the City has a current custodial agreement. The Chief Financial Officer is responsible for entering into collateralization agreements with third party custodians in compliance with this Policy.

The agreements are to specify the acceptable investment securities for collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities, and the method of valuation of securities. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

Collateral Defined

The City shall accept only the following types of collateral:

- Obligations of the United States or its agencies and instrumentalities,
- Direct obligations of the state of Texas or its agencies and instrumentalities,
- Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States,
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent with a remaining maturity of five (5) years or less,
- A surety bond issued by an insurance company rated as to investment quality by a nationally recognized rating firm not less than A,
- A letter of credit issued to the City by the Federal Home Loan Bank.

Eligible securities for collateralization of deposits are defined by the Public Funds Collateral Act, as amended, and meet the constraints of this Policy.

b. Collateral Levels

The market value of the principal portion of collateral pledged for certificates of deposit and bank balances on deposit must at all times be equal to or greater than the par value of the certificate of deposit plus accrued interest.

c. Monitoring Collateral Adequacy

The City shall require monthly reports with market values of pledged securities from all financial institutions with which the City has collateralized deposits. The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

d. Additional Collateral

If the collateral pledged for a deposit falls below the par value of the deposit, plus accrued interest and less FDIC insurance, the institution holding the deposit will notify the City and must pledge additional securities no later than the end of the next succeeding business day.

e. Collateral Maturity

Collateral pledged for a deposit may not exceed five years as stated maturity.

f. Security Substitution

Collateralized deposits often require substitution of securities. Any financial institution requesting substitution must contact the Investment Officers for approval and settlement. The substituted security's value will be calculated and substitution approved if the substitution maintains a pledged value equal to or greater than the required security level. An Investment Officer must provide written notification of the decision to the bank or the safekeeping agent holding the security prior to any security release. Substitution is allowable for all transactions, but should be limited, if possible, to minimize potential administrative problems and transfer expense. The Investment Officers may limit substitution and assess appropriate fees if substitution becomes excessive or abusive.

6. Safekeeping

a. Safekeeping Agreement

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's name as evidenced by safekeeping receipts of the institution holding the securities.

b. Safekeeping of Deposit Collateral

All collateral securing bank and savings and loan deposits must be held by a third party banking institution acceptable to and under contract with the City of Grapevine, or by the Federal Reserve Bank.

c. Subject to Audit

All collateral shall be subject to inspection and audit by the Chief Financial Officer or the City's independent auditors.

C. Investment Advisors and Investment Providers

Investment Advisors shall adhere to the spirit, philosophy and specific term of this Policy and shall invest within the same "Standard of Care." Investment Providers shall adhere to the spirit and philosophy of this Policy and shall avoid recommending or suggesting transactions outside that "Standard of Care."

Selection of Investment Advisors and Investment Providers will be performed by the Investment Committee. The Investment Committee will establish criteria to evaluate Investment Advisors and Investment Providers, including:

- a. Adherence to the City's policies and strategies,
- b. Investment performance and transaction pricing within accepted risk constraints,
- c. Responsiveness to the City's request for services, information and open communication,
- d. Understanding of the inherent fiduciary responsibility of investing public funds, and
- e. Similarity in philosophy and strategy with the City of Grapevine's objectives.

Selected Investment Advisors and Investment Providers shall provide timely transaction confirmations and monthly activity reports.

Business organizations eligible to transact investment business with the City shall be presented a written copy of this Investment Policy. Additionally, the registered principal of the business organization seeking to transact investment business shall execute a written instrument substantially to the effect that the registered principal has:

- 1) received and thoroughly reviewed this Investment Policy, and
- 2) (a) Acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.
- (b) Such instrument must be accepted by a qualified representative of the business. Such qualified representative must meet the following criteria:
 - (1) "Qualified representative" means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:
 - (2) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;
 - (3) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution; or
 - (4) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool.

The City shall not enter into an investment transaction with a business organization prior to receiving the written instrument described above.

- 3) The list of approved brokers to be utilized for the purchase of allowed securities is to be selected by the investment committee with such list of selected brokers to be provided to the City Council on an annual basis or at anytime the list is modified. All such brokers so selected will meet the criteria set forth in the other provisions of this Investment Policy.

D. Responsibility and Controls

1. Delegation of Authority to Invest

The City Council hereby designates the "Investment Officers" to be the City Manager, with overall responsibilities to see that investment objectives are accomplished and that the Assistant City Manager, ~~Director of Administrative Services~~ **Chief Financial Officer**, the Controller, or their designees who are Certified as Public Fund Investment Officers are vested and authorized with specific day-to-day performance of managing and investment of the funds of the City of Grapevine.

Per Ordinance 98-127 the City Council has established an Investment Committee consisting of the City Council representative to the audit committee, City Manager or Assistant City Manager, the ~~Director of Administrative Services~~ **Chief Financial Officer** and the Controller of the City of Grapevine. The committee shall perform the following duties:

- (a) Establish and modify from time to time a list of approved brokers for the purchase of allowed securities. The list of approved brokers to be utilized for the purchase of allowed securities is to be selected by the Investment Officers, with such list of selected brokers to be provided to the City Council on an annual basis or at anytime the list is modified. All such brokers so selected will meet the criteria set forth in the other provisions of the City's Investment Policy.
- (b) Review the City's investment portfolio on a regular basis and determine appropriate portfolio adjustments, oversee the City's investment advisor, monitor compliance with the City's Investment Policy and Strategy statements and perform other duties as necessary to maintain the City's investment program.

2. Training

- (a) All Certified Public Funds Investment Officers of the City of Grapevine shall have a minimum of 10 classroom hours of Investment Training during ~~each the first~~ consecutive 24 month period and eight hours for each consecutive 24 month period thereafter following the effective date of this Ordinance.
- (b) Training as required in 2.(a) above is authorized to be provided from one or more of the following sources:

The Texas Municipal League (TML)

The North Central Texas Council of Governments (NCTCOG)

Courses sponsored by the Government Finance Officers Association

Area Universities and Colleges

Qualified training institutions not affiliated with any financial institution with which the City does business.

3. Prudent Investment Management

The designated Investment Officers shall perform their duties in accordance with the adopted Investment Policy and internal procedures. In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the investment of all funds over which the Investment Officer had responsibility; rather than the prudence of a single investment shall be considered. Investment Officers acting in good faith and in accordance with these policies and procedures shall be relieved of personal liability.

4. Standard of Care

The standard of care used by the City shall be the “prudent investor rule” and shall be applied in the context of managing the overall portfolio within the applicable legal constraints. The Public Funds Investment Act states:

“Investments shall be made with judgment and care, under circumstances then prevailing, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.”

5. Standards of Ethics

The designated Investment Officers shall act as custodians of the public trust avoiding any transaction which might involve a conflict of interest, the appearance of a conflict of interest, or any activity which might otherwise discourage public confidence. Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Additionally, all Investment Officers shall file with the Texas Ethics Commission and the City a statement disclosing any personal business relationship with an entity seeking to sell investments to the City.

Each City Investment Officer shall disclose if he has a personal business relationship with any investment firm doing business with the City, if the extent of business relationship meets any of the following conditions:

- (a) the Investment Officer owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- (b) funds received by the Investment Officers from the business organization exceed 10% of the Investment Officer's gross income for the previous year; or
- (c) the Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the Investment Officer.
- (d) If the Investment Officer is related within the second degree by affinity or consanguinity, as determined under the Government Code, to an individual seeking to sell an investment to the City.

6. Establishment of Internal Controls

The City of Grapevine's Investment Officer will maintain a system of internal controls over the investment activities of the City.

7. Reporting

Investment performance will be monitored and evaluated by the Investment Officer. The Investment Officers will provide a quarterly comprehensive report signed by all Investment Officers to the City Council. This investment report shall:

- (a) describe in detail the investment position of the City,
- (b) state the reporting period beginning book and market value, additions or changes to the book and market value during the period and ending book and market value for the period of each pooled fund group,
- (c) state the reporting period beginning book and market value and reporting period ending book and market value for each investment security by asset type and fund type,
- (d) state the maturity date of each investment security,
- (e) accrued interest for reporting period,
- (f) state the percentage of total portfolio that each type of investment represents, and
- (g) state the compliance of the investment portfolio with the City's Investment Policy and strategy and the Public Funds Investment Act.

The City of Grapevine, in conjunction with its Annual Financial Audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and Investment Strategy Statement. The City's independent auditor is required to review

the Quarterly Investment Reports during the annual audit of the City's Financial System.

8. Performance Standards

The City's investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio shall be designed with the objective of obtaining a rate of return through budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow requirements of the City.

CITY OF GRAPEVINE, TEXAS
BROKER/DEALER LIST

The following is a list of approved and authorized broker/dealers used for the City of Grapevine, Texas. Each of the firms used from this list will provide compliance materials and a complete file of those materials will be maintained by the City.

In accordance with Section 2256.025 of the Public Funds Investment Act, the list below is approved by the Investment Committee and shall be maintained by the Chief Financial Officer and corresponding staff.

Primary Broker/Dealers

J.P. Morgan Securities
Cantor Fitzgerald
[RBC Capital Markets](#)

Regional/Local Brokers

Coastal Securities
Duncan Williams
[Southwest Hilltop Securities](#)
[Multi-Bank Securities](#)
[Ladenburg Thalmann](#)

CITY OF GRAPEVINE

INVESTMENT STRATEGY STATEMENT

Adopted:

May 6, 1997

Last Revised:

[January 19, 2016](#)

PREFACE

It is the policy of the City of Grapevine that, giving due regard to the safety and risk of investment, all available funds shall be invested in conformance with State and Federal Regulations, applicable Bond Resolution requirements, adopted Investment Policy and adopted Investment Strategy.

In accordance with the Public Funds Investment Act, the City of Grapevine's investment strategies shall address the following priorities (in order of importance):

- Understanding the suitability of the investment to the financial requirements of the City,
- Preservation and safety of principal,
- Liquidity,
- Marketability of the investment prior to maturity,
- Diversification of the investment portfolio, and
- Yield.

Effective investment strategy development coordinates the primary objectives of the City of Grapevine's Investment Policy and cash management procedures to enhance interest earnings and reduce investment risk. Aggressive cash management will increase the available "investment period" and subsequently interest earnings. Maturity selections shall be based on cash flow and market conditions to take advantage of various interest rate cycles. The City's investment portfolio shall be designed and managed in a manner responsive to the public trust and consistent with the Investment Policy.

Each major fund type has varying cash flow requirements and liquidity needs. Therefore specific strategies shall be implemented considering the fund's unique requirements. The City's funds shall be analyzed and invested according to the following major fund types:

- a. Operating Funds
- b. Construction and Capital Improvement Funds
- c. Debt Service Funds

INVESTMENT STRATEGY

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Investment guidelines by fund-type are as follows:

a. **Operating Funds**

The City of Grapevine's Operating Funds are as follows:

General Fund	Heritage Foundation Fund
Water and Sewer Fund	Occupancy Tax Fund
TIF 1 & 2 Operating Fund	Grant Fund
Lake Enterprise Fund	Trust and Agency Fund
4B Economic Development Corp. Sales Tax Fund	Special Revenue Fund
Crime Control District Sales Tax Fund	Capital Project Fund
Community Quality of Life Fund	All Non-Major Governmental Funds

Suitability - Any investment eligible in the Investment Policy is suitable for the Operating Funds.

Safety of Principal - All investments shall be of high quality securities with no perceived default risk. Market price fluctuations will occur. By managing the weighted average days to maturity for the Operating Fund portfolio to less than 360 days and restricting the maximum allowable maturity to 5 years, the price volatility of the overall portfolio will be minimized.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a quarter of a percentage point shall define an efficient secondary market.

Liquidity - The Operating Funds require the greatest short-term liquidity of any of the fund types. Short-term investment pools and money market mutual funds shall provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Diversification - Investment maturities shall be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the City. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through two years.

Yield - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three month Treasury bill portfolio shall be the minimum yield objective.

b. Construction and Capital Improvement Funds

The City of Grapevine's Construction and Capital Improvement funds are as follows:

- Capital Projects - Streets
- Capital Projects - General Facilities and Equipment
- Capital Projects - Recreation
- Capital Projects - Street Maintenance and Capital Replacement
- Capital Projects - Tax Increment Financing Districts #1 and #2
- Capital Projects - Community Quality of Life Fund

Suitability - Any investment listed as eligible in the Investment Policy is suitable for Construction and Capital Improvement Funds.

Safety of Principal - All investments shall be of high quality securities with no perceived default risk. Market price fluctuations will, however, occur. By managing the Construction and Capital Improvement Fund's portfolio to exceed the anticipated expenditure schedule the market risk of the overall portfolio will be minimized.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash requirement. Historical market "spreads" between the bid and offer prices of a particular security-type of less than a quarter of a percentage point shall define an efficient secondary market.

Liquidity - The City's funds used for construction and capital improvement programs have reasonably predictable draw down schedules. Therefore, investment maturities shall generally follow the anticipated cash flow requirements. Investment pools and money market mutual funds shall provide readily available funds generally equal to one month's anticipated cash flow needs, or a competitive yield alternative for short term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a Flexible Repurchase Agreement.

Diversification - Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds and other construction and capital improvement funds. With bond proceeds, if investment rates exceed the applicable arbitrage yield, the City is best served by locking in most investments. If the arbitrage yield cannot be exceeded, then concurrent market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield with any City funds.

Yield - Achieving a positive spread to the applicable arbitrage yield is the desired objective for bond proceeds. Non-bond proceed construction and capital project funds will target a rolling portfolio of six month Treasury bills.

c. **Debt Service Funds**

The City's Debt Service Fund includes:

- Debt Service Fund - General Obligations
- Debt Service Fund - Tax Increment Financing Districts #1 and #2

Suitability - Any investment listed as eligible in the Investment Policy is suitable for the Debt Service Fund.

Safety of Principal - All investments shall be of high quality securities with no perceived default risk. Market price fluctuations will however occur. By managing the Debt Service Fund's portfolio to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

Marketability - Securities with active and efficient secondary markets are not necessary, as the event of an unanticipated cash requirement is not probable.

Liquidity - Debt service funds have predictable payment schedules. Therefore, investment maturities shall not exceed the anticipated cash flow requirements. Investment pools and money market mutual funds may provide a competitive yield alternative for short term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment, this investment structure is commonly referred to as a Flexible Repurchase Agreement.

Diversification - Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally if investment rates are trending down, the City is best served by locking in most investments. If interest rates are flat or trending up, then concurrent market conditions will determine the attractiveness of extending maturity or investing in shorter- term alternatives. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.

Yield - Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three month Treasury bill portfolio shall be the minimum yield objective.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
OFFICE SUPPLIES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for office supplies with Office Depot, Inc.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department for total annual estimated budgeted amount of \$200,000.00.

BACKGROUND:

This annual contract will establish fixed annual pricing for various office supply items on an as-needed basis for all city departments. The contract provides a wide assortment of office supplies and allows for departments to order online through a web based catalog.

This purchase will be made in accordance with an existing Cooperative Agreement with The Cooperative Purchasing Network (TCPN) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program. The contract was for an initial one-year period with four optional one-year renewals. If approved, this will be the first renewal option.

Bids were taken by the Cooperative and a contract was awarded to Office Depot. Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
DEMO SPIN AND RELIEF REEL GRINDER AND
WORKSTATION FOR THE GRAPEVINE GOLF COURSE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a demo spin and relief reel grinder for the Grapevine Golf Course from Luber Bros.

FUNDING SOURCE:

Funding for this purchase is currently available in account 210-48860-340-2 (Machinery and Equipment) for an amount not to exceed \$31,401.50.

BACKGROUND:

The demo spin and relief reel grinder and workstation unit sharpens blades for greens mowing equipment. The purchase request is for the replacement of a 15 year old unit.

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Luber Bros. The Golf Department Staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product, training and pricing for meeting the needs of the City.

Staff recommends approval.

MT/LW

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A DEMO SPIN AND RELIEF REEL GRINDER AND WORKSTATION THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Agreement for Cooperative Purchasing with The Local Government Purchasing Cooperative (BuyBoard) and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract with Luber Bros., contract no. 447-14 for Grounds Maintenance Equipment, Irrigation Parts, Supplies and Installation; and

WHEREAS, the City of Grapevine, Texas has a need to purchase a demo spin and relief reel grinder and workstation as a replacement for the Grapevine Golf Course; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a demo spin and relief reel grinder and workstation from Luber Bros. through an

Interlocal Agreement for Cooperative Purchasing with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$31,401.50.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said demo spin and relief reel grinder and workstation.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL FOR THE AWARD OF CONTRACT 434-2016
ANNUAL CONTRACT FOR GROUNDS MANAGEMENT
SERVICES

RECOMMENDATION:

City Council to consider approval for the award of contract 434-2016 to Terracare Associates for Grounds Management Services.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-312-3 (Professional Services)

BACKGROUND:

The City of Grapevine decided almost 20 years ago to contract grounds management services in the City of Grapevine. At the time, it was very innovative for the City to pursue outside sources to supplement maintenance operations. In 1995, there were 566 acres of parks in Grapevine. Today, there are over 1,555 acres of parks. The decision by the City was instrumental in keeping the grounds maintained to the level our citizens expect without adding additional capital and employees.

For the past 20 years VMC (now Terracare) has managed the contract for grounds management services. Terracare/VMC has supported the festivals and special events for years at no cost to the City and has recently relocated their operations office to Grapevine. The unit pricing from the 2010 contract has remained the same for the proposed 2016 contract.

The ground management services contract for the City of Grapevine encompasses all City facilities, parks, lake parks, medians, roads, right-of-ways, rail road right-of-way, and drainage ditches. The following services are performed at the various properties; litter removal, mowing, trimming, landscape maintenance, irrigation, fertilization and pesticide applications.

Terracare's combined unit prices were approximately 50% lower than AALC, INC.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on October 15 and 22, 2015. There were 367 vendors electronically notified with two bids submitted. The bid was opened publicly on December 3, 2015 at 2 pm. This is for an annual contract with four, one-year optional renewals.

Staff recommends approval.

KM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 19, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
VACUUM TRUCK

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a vacuum truck from Virginia Truck Center through an Interlocal Membership Agreement with the National Joint Powers Alliance (NJPA).

FUNDING SOURCE:

Funding for this purchase is currently available in 325-48910-535-01-16 (Motor Vehicles) and 325-48860-535-01-16 (Machinery & Equipment) for an amount not to exceed \$166,253.55.

BACKGROUND:

This purchase is for one 2016 Freightliner M2 chassis with mounted vacuum debris collector for the Public Works Storm Water Drainage Department. This is a leaf collector that will be used to collect leaves and debris from drain inlets and gutters to improve street sweeping efficiency and control flooding and other environmental issues. This equipment is an Increase Service Level and approved in the FY 2016 Vehicle and Equipment Budget.

This purchase will be made in accordance with an existing Interlocal Membership Agreement with the National Joint Powers Alliance (NJPA) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Virginia Truck Center. Fleet Services and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

PH/BS

RESOLUTION NO. _____

VACUUM
TRUCK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A VACUUM TRUCK THROUGH AN ESTABLISHED INTERLOCAL MEMBERSHIP AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in another state; and

WHEREAS, the National Joint Powers Alliance (NJPA) is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Membership Agreement with NJPA and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, NJPA has established a contract with Virginia Truck Center under contract no. 060612-ODB for Waste and Recycling; and

WHEREAS, the City of Grapevine, Texas has a need for a new vacuum truck for the Public Works Department; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a vacuum truck from Virginia Truck Center through an Interlocal Membership Agreement with NJPA for an amount not to exceed \$166,253.55.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of a vacuum truck.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
TANDEM DUMP TRUCK

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a tandem dump truck from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

FUNDING SOURCE:

Funding for this purchase is currently available in 200-48910-531-1 (Motor Vehicles) for an amount not to exceed \$145,820.00.

BACKGROUND:

This purchase is for one 2016 Mack GU713 tandem dump truck for the Public Works Utilities Department approved in the FY 2016 Vehicle and Equipment Replacement List.

This purchase will be made in accordance with an existing Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Grande Truck Center. Fleet Services and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

PH/BS

RESOLUTION NO. _____

TANDEM
DUMP TRUCK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A TANDEM DUMP TRUCK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, the Houston-Galveston Area Council (H-GAC), a regional planning commission, is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Agreement for Cooperative Purchasing with H-GAC and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, H-GAC has established a contract with Grande Truck Center under contract no. HT06-14 for Medium and Heavy Trucks and Truck Bodies; and

WHEREAS, the City of Grapevine, Texas has a need to replace a tandem dump truck for the Public Works Department; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a tandem dump truck from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with H-GAC for an amount not to exceed \$145,820.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of a tandem dump truck.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of January 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *B12*
MEETING DATE: JANUARY 19, 2016
SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST
FOR A POLYMER MIXING SYSTEM

RECOMMENDATION:

City Council to consider approval for the award of an informal request for quote for a polymer mixing system for the Public Works Department from IPM Systems.

FUNDING SOURCE:

Funding for this purchase is currently available in account 200-43370-534-0 (W/W Treatment Infrast. Maint.) in an amount not to exceed \$19,960.00.

BACKGROUND:

The IPM Polymer Feed System is a vital piece of equipment needed to inject polymer into sludge produced from ongoing treatment of our Wastewater Treatment Facility. The polymer allows the sludge to be de-watered and hauled off site. This particular system is proven to be efficient in polymer usage and reliable for longevity purposes.

Informal quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotations as noted below. IPM Systems submitted the lowest responsive and responsible quote.

IPM Systems	\$19,960.00
Newman Regency Group	\$24,570.00
Velodyne	\$31,000.00

Staff recommends approval.

JD/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 5th day of January, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Sharron Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:32 p.m.

Item 1. City Secretary to administer the Oath of Office to elected City Council Place 1, Paul Slechta.

City Secretary Tara Brooks administered the Oath of Office to newly elected City Council Member Paul Slechta. After the oath, Council Member Slechta joined City Council at the dais.

EXECUTIVE SESSION

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

Item 2. Executive Session

- A. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the

City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:36 p.m. The closed session ended at 7:36 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Sections 551.072 and 551.087, Texas Government Code.

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:41 p.m. in the City Council Chambers.

Invocation

Council Member Sharron Spencer delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 28 posted the colors and led the Pledge of Allegiance.

Item 3. Citizen Comments

Carl Young, 4113 Meadow Drive, Grapevine, addressed City Council regarding item 16 and the development of car dealerships along State Highway 114 and State Highway 121.

Item 4. Mayor Tate to present a proclamation to John F. Boyle Jr., recipient of the James H. Epps, III Award from the International Municipal Lawyers Association.

Mayor Tate presented a proclamation to City Attorney John F. Boyle Jr. who received the James H. Epps, III Award given for serving the same community for at least thirty years. Mr. Boyle has been the City Attorney for 43 years. City Attorney Boyle thanked the City for the confidence they have shown in him and his law firm for the last 43 years.

Item 5. Library Director to present Grapevine Public Library departmental update.

Library Director Janis Roberson presented an update on the Grapevine Public Library and highlighted the addition of study rooms, the Create It space, and exhibits. In 2016, the library will expand the genealogy area, the teen area and create a tween study area.

Item 6. Elect a Mayor Pro Tem and take any necessary action.

Mayor Tate nominated Council Member Spencer to serve as Mayor Pro Tem.

Motion was made to appoint Sharron Spencer Mayor Pro Tem.

Motion: Lease

Second: Tate

Ayes: Tate, Spencer and Lease

Nays: Freed, Coy, O'Dell and Slechta

Motion failed.

Motion was made to appoint Darlene Freed Mayor Pro Tem.

Motion: Coy

Second: Slechta

Ayes: Tate, Freed, Coy, O'Dell and Slechta

Nays: Spencer and Lease

Approved: 5-2

Item 7. Mayor Tate to make City Council liaison and committee appointments and take any necessary action.

Mayor Tate appointed Council Member Slechta as liaison to the Golf Course Advisory Board (1st Alternative), Historic Preservation Commission, and Parks and Recreation Board.

Mayor Tate appointed Council Member Slechta to serve on the Crime Control Prevention District Board, Open Space Review Committee, Utility Committee, US Army Corps of Engineers, 4B Economic Development Corporation Board, Tax Increment Financing District Reinvestment Zone Number One, and Tax Increment Financing District Reinvestment Zone Number Two.

Consent Agenda

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Council Member Lease requested item 10 be removed from the consent agenda. Council Member O'Dell requested item 16 be removed from the consent agenda. These items were considered after the other consent agenda items.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 8. Consider a **resolution** authorizing the sole source purchase of an upgrade to the secure vaults and locker system from Knox.

Fire Chief Darrell Brown and Police Chief Eddie Salame recommend approval of the upgrade of the secure vaults and locker system for an amount not to exceed \$20,875.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

RESOLUTION NO. 2016-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE AN UPGRADE TO THE SECURE VAULTS AND LOCKER SYSTEMS FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider an annual contract modification for disaster claims recovery services to Tidal Basin Government Consulting, LLC through an established Cooperative Agreement with the Cooperative Purchasing Network (TCPN).

Fire Chief Brown recommended approval of the modification to the contract for disaster claims recovery services for a total contract amount of \$180,000. The proposed amendment is based on the actual time that Tidal Basin has worked to support staff in this process which has included additional time in coordinating with the State of Texas and FEMA that was unanticipated based on the widespread nature of the event and the reduced state and federal staff representation. Approximately 75% of the contract costs are eligible for FEMA reimbursement.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

Item 11. Consider a **resolution** authorizing the purchase of Precor exercise equipment from Team Marathon Fitness through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Parks and Recreation Director Kevin Mitchell recommended approval of the purchase of Precor exercise equipment for an amount not to exceed \$41,931.30. This purchase is part of The REC of Grapevine annual cardiovascular equipment replacement plan.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

RESOLUTION NO. 2016-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PRECOR EXERCISE EQUIPMENT THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider an Interlocal Agreement with the Tarrant County Sheriff's Department for the formation of the Tarrant County Combined Narcotics Enforcement Team (CNET).

Police Chief Salame recommended approval of the Interlocal Agreement with the Tarrant County Sheriff's Department for narcotics enforcement.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

Item 13. Consider a **resolution** authorizing City of Grapevine participation in the North Central Texas Council of Governments' FY 2016/FY 2017 Regional Solid Waste Program Local Implementation Project and authorizing staff to submit a funding application under this Call for Projects for a Ballfield Complex Recycle Program, and consider an **ordinance** appropriating funds from the Street Maintenance Capital Replacement Fund to the Grant Fund.

Public Works Director Stan Laster recommended approval of the resolution authorizing participation in the North Central Texas Council of Governments' FY2016/FY2017 Regional Solid Waste Program Local Implementation Project and an ordinance appropriating funds. The Program will provide grant funding to projects which further goals consistent with the Regional Solid Waste Management Plan specifically the continuation of the ballfield recycling program.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

RESOLUTION NO. 2016-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE FILING OF A PROJECT APPLICATION WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS FOR A REGIONAL SOLID WASTE PROGRAM LOCAL IMPLEMENTATION PROJECT; AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ACT ON BEHALF OF THE CITY OF GRAPEVINE IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF FUNDING FOR THIS PROJECT IS RECEIVED, THE CITY OF GRAPEVINE WILL COMPLY WITH ALL PROJECT REQUIREMENTS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2016-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE TRANSFER OF FUNDS FROM THE STREET MAINTENANCE CAPITAL REPLACEMENT FUND TO THE GRANT FUND; PROVIDING FOR THE APPROPRIATION OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider approving a complete and final payment to Northgate Constructors for the water and wastewater relocations for the FM 2499 construction project and adopting an **ordinance** amending the Fiscal Year 2016 Capital Projects Budget.

Public Works Director Laster recommended approval of the complete and final payment to Northgate Constructors in an amount of \$210,217.84 and an ordinance amending the Capital Projects Budget funding for the relocation of the water and wastewater lines necessitated by the construction of roadway improvements to FM 2499.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: Coy

Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta

Nays: None
Approved: 7-0

ORDINANCE NO. 2016-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2016, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider a **resolution** supporting the Regional Transportation Council's updated Clean Vehicle Fleet program.

Public Works Director Laster recommended approval of a resolution supporting the Clean Vehicle Fleet program which includes guidelines to reduce vehicle emissions, reduce overall fuel consumption, partnering with the Regional Transportation Council to further air quality improvements, and training of staff.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING AND IMPLEMENTING A CLEAN FLEET VEHICLE POLICY TO IMPROVE AIR QUALITY THROUGH ACQUISITION, OPERATION AND MAINTENANCE OF FLEET VEHICLES AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider a **resolution** authorizing a sole source repair of a Flygt pump from Xylem Water Solutions USC, Inc.

Public Works Director Laster recommended approval of the resolution for sole source repair of a Flygt pump in the amount of \$19,312.10.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE THE SOLE SOURCE PURCHASE FOR REPAIRS OF A FLYGT PUMP AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider an informal request for quote for Police and Fire vehicle equipment from Wildfire Truck and Equipment Sales, Ltd.

Public Works Director Laster recommended approval of an informal request for quote to up-fit three new police Tahoes and one fire Tahoe in an amount of \$31,349.52.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 19. Consider the minutes of the December 15, 2015 Regular City Council meeting and the December 16, 2015 Special City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 10. Consider the award of Best Value RFB 436-2016 to RLM Earthco, Inc. for the Wall Farrar Nature Trail, and consider an **ordinance** appropriating funds from the Capital Project Quality of Life Fund to the Grant Fund.

Parks and Recreation Director Mitchell presented this item to City Council and answered their questions as to the selection of RLM Earthco, Inc.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE TRANSFER OF FUNDS FROM THE CAPITAL PROJECT QUALITY OF LIFE FUND TO THE GRANT FUND; PROVIDING FOR THE APPROPRIATION OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider a License Agreement with the Dallas/Fort Worth International Airport Board (DFW) to provide water, sanitary sewer service and storm drainage to DFW Airport in the vicinity of Metro Circle and eastbound State Highway 114 frontage road.

Public Works Director Laster presented this item to City Council and answered their questions. Dallas/Fort Worth International Airport Board DFW wishes to construct a 12" water line along the frontage of State Highway 114 connecting the existing 12" stub by the NTB site and extending to the east to the existing lines and stub at Metro Circle and to extend an 8" sanitary sewer line from Metro Circle along the frontage of State Highway 114. The City is requiring the upgrade of the water line from 8" to 12". The developers will pay all of the costs associated with this project except for the difference of the water line upgrade.

Motion was made to approve the License Agreement with the Dallas/Fort Worth International Airport Board.

Motion: Freed
Second: O'Dell
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:16 p.m.

Motion: Spencer
Second: O'Dell
Ayes: Tate, Spencer, Freed, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of January, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 15th day of December 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Bob Tipton absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-42 ANDY'S FROZEN CUSTARD

Chairman Oliver closed the Briefing Session at 7:10 p.m.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 7:34 p.m.

ITEM 2. CONDITIONAL USE APPLICATION CU15-42 ANDY'S FROZEN CUSTARD

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-42 submitted by Dunaway Associates for property located at 1135 William D Tate Avenue and platted as Lot 2R, Block 1, Tate Street Plaza. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ord. 12-17) for a planned commercial center, specifically to allow for a drive-through with outside seating in conjunction with a restaurant.

This application was tabled during the October 20, 2015 Planning and Zoning Commission deliberation. The applicant worked with staff to remove the Ball Street access and conflicts between pedestrians and vehicular traffic flow.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-42. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 3. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the November 17, 2015, Planning and Zoning Meeting.

Dennis Luers moved to approve the November 17, 2015 Planning and Zoning Commission Meeting minutes. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:35 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF JANUARY 2016.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN